

The best of **FineHomebuilding**

Small Homes

Live well
with less

20+
PROJECTS
FOR BETTER LIVING

Space-saving remodels
Compact kitchens & baths
Savvy storage solutions
Energy-smart designs

Fall 2015
www.finehomebuilding.com

STANLEY®

Publications

NEW
Expert advice
for DIYers

MASTER EVERY PROJECT

OPEN A TOOLBOX OF PROFESSIONAL ADVICE with *The Stanley Quick Guide* series. Highly visual and easy to use, these laminated, spiral-bound guides are packed with how-to photographs and no-nonsense instructions. Now you can tackle home projects with confidence.

EASY HOME PLUMBING REPAIRS



Learn to clear a clogged sink, stop a range of common leaks, replace different styles of faucets, and more.

Spiral
Product #083031
\$7.95

HOME ENERGY SAVINGS



Get professional advice on projects like sealing around pipes and ducts, insulating an attic, installing a programmable thermostat, and more.

Spiral
Product #083034
\$7.95

EASY HOME WIRING REPAIRS



Tackle basic electrical wiring projects with specific information on tools, materials, and essential safety tips.

Spiral
Product #083033
\$7.95

EASY HOME DRYWALL REPAIRS



Expert guidance on everything from filling a small picture hanger hole to repairing stress fractures, closing a window opening, and more.

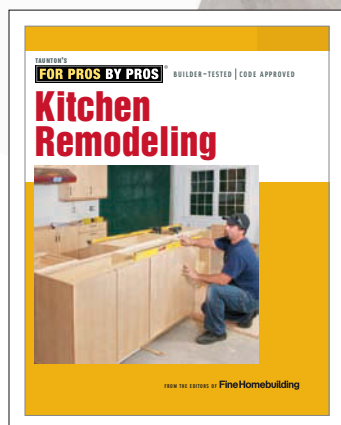
Spiral
Product #083030
\$7.95

Available at TauntonStore.com or wherever books are sold.

 **Taunton**

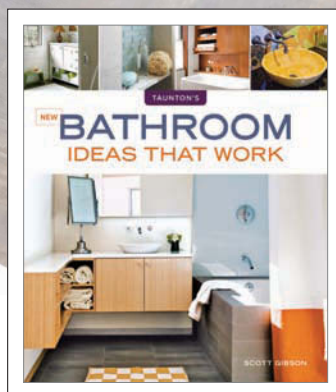
See what the publisher of ***Fine Homebuilding*** has in store

Books, ebooks, magazines, special issues, DVDs, and more



FOR PROS BY PROS® KITCHEN REMODELING

Paperback, Product #071466, \$24.95
eBook, Product #077662, \$18.99
A Taunton Press Title



NEW BATHROOM IDEAS THAT WORK

Paperback, Product #071335, \$19.95
eBook, Product #077622, \$17.99
A Taunton Press Title



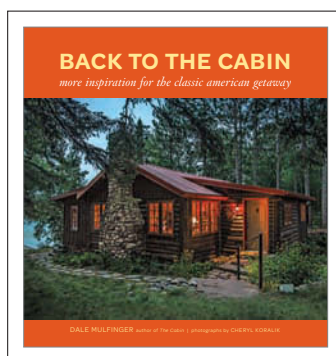
KITCHEN IDEA BOOK

Paperback, Product #071418, \$19.95
eBook, Product #077627, \$14.99
A Taunton Press Title



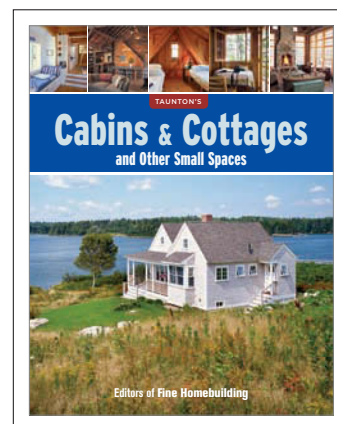
TILING COMPLETE

Paperback, Product #070864, \$21.95
eBook, Product #077822, \$15.99
A Taunton Press Title



BACK TO THE CABIN

Hardcover, Product #071421, \$34.95
eBook, Product #077657, \$27.99
A Taunton Press Title



CABINS & COTTAGES AND OTHER SMALL SPACES

Paperback, Product #071503, \$19.95
eBook, Product #077511, \$15.99
A Taunton Press Title

Shop online anytime

www.TauntonStore.com/shopfh

Order by Product number. Phone orders: 800-888-8286 or
203-702-2204 international. Call Monday-Friday 9AM - 9PM ET,
Saturday 9AM - 5PM ET. Use code M2800131.

 **Taunton
STORE**

You can also purchase our products from these providers:



The best of **FineHomebuilding**

Small Homes

OFF THE BEATEN PATH

24 **The Cabin Concept**

This home in north Idaho puts savvy space planning and craftsmanship on display while offering an alternative to conventional home building

BY EMORY BALDWIN

30 **No Dreary Days**

This unassuming island home combines abundant windows for light and views with inviting nooks for cloudy-day refuge

BY BRIAN PONTOLILO

36 **The Carpenter's House**

This smart Craftsman-style home was built with a keen eye for detail and energy efficiency

BY PETE MOLLIKA

42 **Mountaintop Tree House**

This 440-sq.-ft. house shows that well-designed homes can be comfortable and inviting no matter what their size

BY MAUREEN FRIEDMAN

46 **A Cabin on the Coast**

This small home on San Juan Island is tied closely to its landscape through smart and creative design solutions

BY GEOFFREY PRENTISS



COMFORT IN THE FOREST

DOWNTOWN LIVING

52 **A Tiny Addition for a Growing Family**

Dining, living, office, laundry, bathing, sleeping, and storage space built in just 650 sq. ft.

BY TINA GOVAN

56 **The House Out Back**

A Seattle backyard cottage demonstrates lessons in smart small-home design

BY TIM HAMMER

60 **Ranch Redux**

A two-phase renovation changes this house from outdated to outstanding

BY MAUREEN FRIEDMAN



LIVING LIGHTLY



The Taunton Press
Inspiration for hands-on living®

Cover photo: Rob Yagid

64 Inside a Model Remodel

A small addition and a savvy design transform a small California bungalow
BY KRISTA BECKER

70 Texas Transformation

This small 1940s bungalow was redesigned to create an open and comfortable contemporary home
BY CINDY BLACK

SMALL KITCHEN AND BATH SOLUTIONS

76 Compact Kitchens

Smart design moves make these four small-house kitchens feel comfortable, not cramped

84 Beautiful Baths

These five bathrooms prove that good things do indeed come in small packages

90 Smart Storage for Small Spaces

Add convenience and comfort to small kitchens and baths

CELEBRATING SMALL

Book excerpt *The New Small House* by Katie Hutchison

96 Cape Cod Casual

Brewster, Mass.; 1184 sq. ft.

102 Heron Cottage

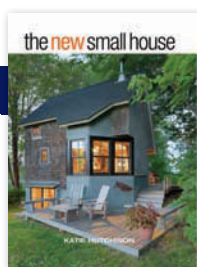
Peaks Island, Maine; 600 sq. ft.

108 California Compound

Sonoma, Calif.; 1100 sq. ft.

116 White on White

Rockport Village, Maine; 1360 sq. ft.



EFFICIENT KITCHENS

departments

On the Web 6

Contributors 8

Editor's Note 10

Spec 11

The Big Deal

About Tiny Houses 16

Four principles of intentional living from the tiny-house movement



DIGITAL EDITIONS

Now available on tablets, *Fine Homebuilding* and its special issues include all of the magazines' content as well as a variety of interactive extras. To find out more, download the app at FineHomebuilding.com/apps.

FineHomebuilding.com

ontheweb

WWW.FINEHOMEBUILDING.COM



SLIDE SHOW: Inspiring Ideas for Small Houses

These days, bigger isn't always better. A trend toward building homes that have far less square footage than average is making its mark on the housing industry. View our slide show of inspiring small homes and great ideas for living small.

FineHomebuilding.com/extras

FREE eLetter

Want *Fine Homebuilding* delivered every week? Sign up for our free eLetters at FineHomebuilding.com/eLetter.



VIDEO: Best Small Home 2015

With savvy space planning and rich, natural finishes, this prefab cabin feels much larger than its 550 sq. ft. Take a video tour through this stunning small home that overlooks a lake in Sagle, Idaho.

FineHomebuilding.com/extras

FineHomebuilding

Editor	Rob Yagid
Executive Art Director	Robert Goodfellow
Design Editor	Debra Judge Silber
Project House Editor	Justin Fink
Senior Editors	Andy Engel Martin Holladay
Associate Editors	Aaron Fagan Patrick McCombe
Assistant Editor	Matt Higgins
Senior Copy/ Production Editor	Don Burgard
Deputy Art Director	Rodney Diaz
Administrative Assistant	Maureen Friedman
Consulting Editor	Brian Pontolilo
Editors at Large	Kevin Ireton Charles Miller
Editorial Adviser	Mike Guertin
Contributing Editors	Rick Arnold Sean Groom Gary M. Katz Joseph Lstiburek
Contributing Writer	Scott Gibson
Contributing Photographers	Lincoln Barbour Ken Gutmaker Susan Teare Brian Vanden Brink

Senior Editor, Books	Peter Chapman
----------------------	---------------

FineHomebuilding.com

Product Manager	Alex Jonas
Web Producer	Lisa Raleigh
Video Director	Colin Russell
Web Design Director	Jodie Delohery

Fine Homebuilding: (ISSN: 1096-360X) is published bimonthly, with a special 7th issue in the spring and a special 8th issue in the fall, by The Taunton Press, Inc., Newtown, CT 06470-5506. Telephone (203) 426-8171. Periodicals postage paid at Newtown, CT 06470 and at additional mailing offices. GST paid registration #123210981.

Subscription Rates: U.S., \$37.95 for one year, \$65.95 for two years, \$93.95 for three years. Canada, \$40.95 for one year, \$71.95 for two years, \$102.95 for three years (GST included, payable in U.S. funds). Outside the U.S./Canada: \$45.95 for one year, \$81.95 for two years, \$117.95 for three years (payable in U.S. funds). Single copy U.S., \$7.99. Single copy Canada, \$8.99.

Postmaster: Send address changes to Fine Homebuilding, The Taunton Press, Inc., 63 South Main Street, PO Box 5506, Newtown, CT 06470-5506.

Canada Post: Return undeliverable Canadian addresses to Fine Homebuilding, c/o Worldwide Mailables, Inc., 2835 Kew Drive, Windsor, ON N8T 3B7, or email to mnfa@taunton.com.

Printed in the USA



Photos: top, Chris Ermides; bottom, Rob Yagid



10 Reasons to Plant Trees...Now!

1. Trees conserve energy.
2. Trees help clear the air.
3. Trees bring songbirds close by.
4. Trees around your home can increase its value by up to 15% or more.
5. Trees help clean our rivers and streams.
6. Trees conserve energy in the winter.
7. Trees fight global warming.
8. Trees make your home and your neighborhood more beautiful.
9. When you plant trees you support Tree City USA where you live.
10. It's easy, and fun!

You will receive 10 free trees – Maples, Oaks, Pine, Spruce, Birch, Redbud, Dogwood, or other trees selected for your area. You'll also receive the Foundation's colorful bimonthly, *Arbor Day*, and The Tree Book. Your six- to twelve-inch trees are guaranteed to grow or they'll be replaced free of charge. Trees are shipped at the right time for planting in your area.

To receive your free trees, send a \$10 membership contribution to 10 Free Trees, Arbor Day Foundation, 100 Arbor Avenue, Nebraska City, NE 68410, or join online at arborday.org.

Join now, and plant your Trees for America!

**Heirloom Quality
to Last a Lifetime.**

**Cast Iron or Cast Aluminum.
Huge size range.**



The Reggio Register Company

Dept. X1505, 31 Jytek Road,
Leominster, MA 01453

1.800.880.3090

www.reggioregister.com

10% OFF
with code X1505
offer expires
12/31/15



**Get our
Green Building Advisor
newsletter**

**Stay on top of what's new in green
building with the latest information**

- Plan better
- Work smarter
- Enjoy success

GreenBuildingAdvisor.com

Sign up today at: GreenBuildingAdvisor.com/save

IT'S YOURS FREE



No other manufacturer has anything like it.

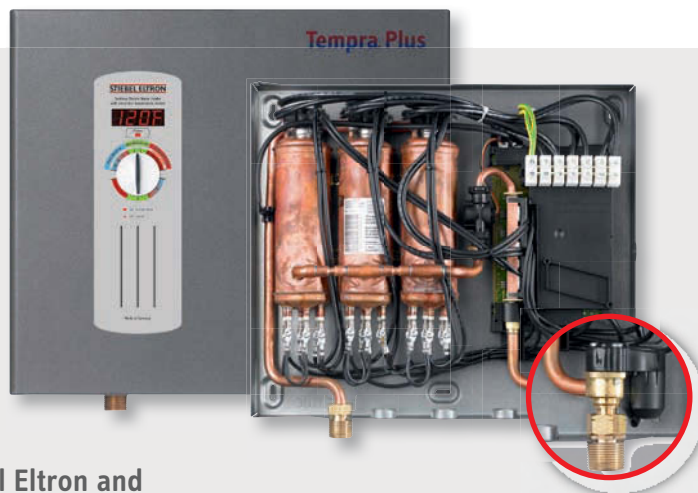
Advanced Flow Control™ is exclusive to the Tempra® Plus and unique in the industry. If the demand for hot water exceeds the heater's flow rate capacity, Advanced Flow Control™ automatically tempers the flow rate to continue delivering hot water at the set point. There's never a cold water "surprise" with Tempra® Plus.

Advanced Flow Control™ was invented by Stiebel Eltron and is an industry-exclusive found only in our Tempra® Plus.

800.582.8423

www.stiebel-eltron-usa.com

Over 90 years of
engineering excellence
1924-2015



STIEBEL ELTRON

Simply the Best

contributors

THE VOICES OF EXPERIENCE



Inspired by a great art teacher, **CINDY BLACK** ("Texas Transformation," pp. 70-73) went on to receive a degree in architecture from the University of Texas at Austin. A member of the AIA, she collaborates with her husband at Rick & Cindy Black Architects. She also brings a specialized knowledge to her independent company, Hello Kitchen, which offers architectural services for kitchen renovations. At last count, she's designed 45 kitchens since 2008.

EMORY BALDWIN, AIA, is the founder and co-owner of FabCab, a Seattle-based firm that specializes in prefabricated environmentally friendly homes. In 2009, he received a National AIA 2009 Small Projects Honor Award and was named the National Association of Home Builders' CAPS (certified aging in place) Designee of the Year. The cabin he designed in rural Idaho (pp. 24-29) was selected as *Fine Homebuilding's* best small home of 2015.



Before joining the staff of *Fine Homebuilding* in 2013, **AARON FAGAN** ("The Big Deal About Tiny Houses," pp. 16-21) was a welder in a vinyl-window factory, an assistant editor for *Poetry* magazine, a screw-machine operator, a copy/research editor for *Scientific American*, and, most recently, a remodel/repair carpenter in Rochester, N.Y. Educated at Hampshire College and Syracuse University, he is the author of two poetry collections, *Garage* (2007) and *Echo Train* (2010).

Not long after graduating from the Rhode Island School of Design, architect **KATIE HUTCHISON** began to focus on the design of residential spaces. Since then, she has found herself drawn to the challenges and rewards of designing smaller houses that live comfortably and have a positive impact on their neighborhoods and the environment. An excerpt from her forthcoming book *The New Small House* (The Taunton Press) appears on pp. 94-122.



write an article

Fine Homebuilding welcomes articles from our readers. We'll acknowledge all proposals and return any we can't use, and we'll pay for any articles we publish. For details, check our website at FineHomebuilding.com.

Fine Homebuilding

National Ad Director,
Home & Construction Brian Quinn
203-304-3569
bquinn@taunton.com

Digital Ad Sales Manager Noelle Kennedy
203-304-3530
nkennedy@taunton.com

Senior National Account
Manager Kelly Ames Smith
203-304-3840
ksmith@taunton.com

Senior National Account
Manager Kevin Draz
708-386-1450
kdraz@taunton.com

Advertising Sales
Assistant Diana Mackey

Director of Advertising
Sales Marketing Karen Lutjen

Senior Advertising
Marketing Manager Robina Lewis

Advertising Marketing
Associate Laura Draper

Member
BPA Worldwide



Marketing Manager Matthew Ulland



The Taunton Press

Inspiration for hands-on living®

Independent publishers since 1975
Founders, Paul & Jan Roman

CEO Dan McCarthy
VP, Fine Cooking John Boland
VP, Fiber Arts & Books Maria Taylor
SVP, Creative & Editorial Susan Edelman
SVP, Operations Thomas Luxeder
VP, Consumer Marketing Paula Backer
VP, Controller Wayne Reynolds
VP, Human Resources Carol Marotti
VP, Product Management Amrish Singh
VP, Fulfillment Patricia Williamson
Newsstand Sales
Consultant Jay Annis

Publishers of magazines, books, videos, and online
Fine Woodworking • Fine Homebuilding
Threads • Fine Gardening • Fine Cooking
taunton.com

Fine Homebuilding...Your Way!

Choose how you want to enjoy the best home building information available.

Print magazine + FREE tablet editions

Subscription includes FREE access to enhanced tablet editions.

Just \$37.95 a year

Subscribe today at FineHomebuilding.com/subnow



Save
UP TO
42%*



Print magazine + Online membership + FREE tablet editions

Subscribe to the print edition, then join and save on online membership – plus get FREE tablet editions.

Just \$57.90 a year

Subscribe today at FineHomebuilding.com/subnow

Online membership + FREE tablet editions

Become an online member and get FREE tablet editions.

Don't have a tablet? No problem. The current issue is also available to members online.

Just \$39.95 a year or \$5.99 a month

Join today at FineHomebuilding.com/joinnow



Tablet editions only

Subscribe to our tablet editions only. Choose from:

\$6.99 for 2-month subscription,

\$7.99 for single issue, or \$37.99 a year

Subscribe today at FineHomebuilding.com/appinfo

*Savings on U.S. newsstand price. Tablet editions available for iPad, iPhone, Windows Surface Tablet, and Android tablets, with more formats coming soon. For more information visit Finehomebuilding.com/appinfo. Questions? U.S. & Canada customers, call 866-469-0779, International customers, call 203-702-2232, M-F 9am-5pm ET or email Customer Service at: support@customerservice.taunton.com

FineHomebuilding

Simple, honest design

For many, small homes evoke thoughts of a simple and stress-free lifestyle, and in some cases that is very much a reality. Well-designed small homes demand lower operating costs and limited upkeep, which can afford their owners the opportunity to work less to pursue personal passions and interests. This logic was at the heart of the conversation that Andrew and Gabriella Morrison had when taking stock of



One size does not fit all. To be exceptional, a small home's design needs to be centered on personal living patterns and lifestyle priorities.

their lives, a conversation that led them to downsize from a 2200-sq.-ft. house to a "tiny house" of just 250 sq. ft. In reading about their experience ("The Big Deal About Tiny Houses," pp. 16-21), you might be inspired to make such changes

in your own life. But in the quest for simplicity, know that small homes aren't a surefire solution for the fast-paced lives many of us live.

Simplicity in small-home design can only truly be achieved through an absolutely honest assessment of your priorities, wants, and needs. With that in mind, the projects in this issue aren't intended to be viewed as stock designs. Many of the homes will resonate with you, but each has been designed to fit its owners' lives to a rather specific degree—which is what makes them so exceptional. Instead, our intent is to highlight the process of arriving at a truly custom small home and to impart lessons you can rely on to shape your very own projects. Take, for instance, the home designed by Geoffrey Prentiss ("The Cabin on the Coast," pp. 46-49). This isolated cabin is by no means viable for everyone, but it is packed with subtle and smart design elements. Or read "Texas Transformation" on pp. 70-73 to gain valuable insight into the strategies Cindy Black used to deftly reimagine a small bungalow's floor plan. Let this issue, and the expert designers and architects who have contributed to it, be your guide to achieving simplicity in living through a small home that is uniquely your own.

—ROB YAGID, editor

Fine Homebuilding

To contact us:

Fine Homebuilding
The Taunton Press
63 South Main Street
PO Box 5506
Newtown, CT 06470-5506
Tel: 203-426-8171

Send an email:

fh@taunton.com

Visit:

finehomebuilding.com

To submit an article proposal:

Write to *Fine Homebuilding* at the address above or
Call: 800-309-8919
Fax: 203-270-6753
Email: fh@taunton.com

To subscribe or place an order:

Visit finehomebuilding.com/fhorder
or call: 800-888-8286
9am-9pm ET Mon-Fri;
9am-5pm ET Sat

To find out about *Fine Homebuilding* products:

Visit finehomebuilding.com/products

To get help with online member services:

Visit finehomebuilding.com/customerservice

To find answers to frequently asked questions:

Visit finehomebuilding.com/FAQs

To contact *Fine Homebuilding* customer service:

Email us at support@customerservice.taunton.com

To speak directly to a customer service professional:

Call 800-477-8727 9am-5pm ET Mon-Fri

To sell *Fine Homebuilding* in your store:

Call us toll-free at 866-452-5179, or
email us at trade@taunton.com

To advertise in *Fine Homebuilding*:

Call 800-309-8953, or
email us at fhads@taunton.com

Mailing list:

We make a portion of our mailing list available to reputable firms. If you would prefer that we not include your name, please visit: finehomebuilding.com/privacy
or call: 800-477-8727 9am-5pm ET Mon-Fri

For employment information:

Visit careers.taunton.com

The Taunton guarantee:

If at any time you're not completely satisfied with *Fine Homebuilding*, you can cancel your subscription and receive a full and immediate refund of the entire subscription price. No questions asked.

Copyright 2015 by The Taunton Press, Inc. No reproduction without permission of The Taunton Press, Inc.

SPEC

THE BEST PRODUCTS FOR THE BEST PROJECTS

One benefit of small homes is that they encourage us to live deliberately—to clear away the clutter and focus on possessions that enhance our homes rather than just take up space. Here are products we've discovered that contribute to small-house living through their compact size, multipurpose utility, or clever take on making the most of a limited area.



SMART COOKIE

As he had done many times before, artist and furniture designer Po Shun Leong was experimenting with folding paper when the shape of this unusual seat revealed itself. Unveiled at the Tendo-Mokko International Furniture Competition in Japan in 2008, the laminated wood stool is now manufactured in China by Osidea Furniture in white, black, red, and walnut. Made of molded plywood and measuring 18½ in. high by 19 in. wide by 18 in. deep, the stools nest tightly together. They sell for \$395 each. —D.J.S.

smartfurniture.com



Debra Judge Silber is design editor, Matt Higgins is assistant editor, and Maria LaPiana is a freelance writer specializing in home design. Photos courtesy of the manufacturers.



MAKING EVERY INCH COUNT

Targeting empty-nesters aiming to downsize and younger folks moving to cities, Bosch has just launched "The 24-in. Kitchen," a suite of appliances measuring only 2 ft. wide. Initial introductions included a 10-cu.-ft. counter-depth refrigerator featuring a sleek, handle-free glass door (available in black, white, and stainless; minimum advertised price: \$2499); and a 24-in.-wide range hood available in a glass canopy, island, or pull-out visor style (\$699 and up). Added to the line this summer are compact laundry pairs at three prices, including the 300 Series (\$1049), the 500 Series (\$1199), and the 800 Series (\$1399). The models are stackable, and the ventless condensing dryers require no ducting. Completing the line in the fall will be a 24-in. wall oven with 10 cooking modes (\$1699) and 24-in.-wide electric and gas cooktops (both \$799). —D.J.S. bosch-home.com/us



FIT AND FINISH

Starting at \$80, Ikea's wall-hugging Lillängen sink fits the bill for those whose budget is as constrained as their bathroom. The smallest, measuring 23 $\frac{5}{8}$ in. long, 10 $\frac{5}{8}$ in. deep, and 5 $\frac{1}{2}$ in. high, can be mounted with the faucet to the left or right. The ceramic body comes with two stainless-steel towel hangers, a pop-up valve, and a polypropylene trap. Other sizes, outfitted with four towel hangers, a tray, and a soap drain, measure 15 $\frac{3}{4}$ in. by 16 in. by 5 $\frac{1}{8}$ in. (also \$80); and 23 $\frac{5}{8}$ in. by 16 in. by 5 $\frac{1}{8}$ in. (\$100). All can be matched to Ikea Lillängen vanities (\$49 and \$59). —D.J.S. ikea.com



FUN WITH YOUR FOOD

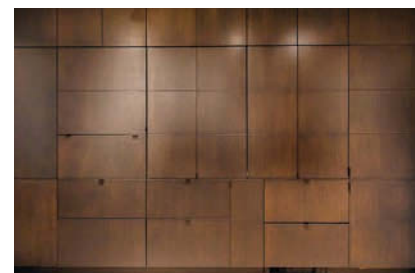
Dining and entertainment are combined in the Fusion, a contemporary dining table that converts in seconds into a professional-quality pool table. The 7½-ft. table, which seats 10, has three 30-lb. panels that lift off to reveal the playing surface. Because a pool table is higher than a comfortable dining table, the Fusion has the option of an innovative leg-lift system that raises the surface 3 in. The Fusion is offered with white, black, or gray powder-coated surfaces as well as brushed stainless steel. The dining surface (panels) comes in four different wood veneers as well as black or white, and there are 14 felts available for the billiard surface. The Fusion also offers matching sideboards in which to store the table covers. The manufacturer is part of the Aramith group, one of the most recognizable names in professional-grade billiard balls. Prices start at \$7995. —M.H. fusiontables.com



ARTFUL DINING

Picture this: wall art that folds down into a table that seats five or more for dinner. That's the idea behind the space-saving picture tables designed by Austrian designer Verena Lang of Ivy Designs. The fold-down frame can be ordered with a mirror, blackboard, or plexiglass window to accommodate artwork. Two models remain fixed to the wall, seating five: the unfinished spruce-wood Standard model, and the upgraded Classic model, which offers a choice of finish. Both have two legs and measure approximately 51 in. long by 33½ in. wide by 29½ in. tall. The slightly larger (approximately 59 in. long) Premium model has four legs and can be detached from the wall to seat six. Worldwide shipping is available; prices start at \$1068. —D.J.S. ivydesign-furniture.com





COMPARTMENTALIZED KITCHEN

I once lived in a studio apartment with a hideaway kitchenette—a tinny, stainless-steel affair with Lilliputian appliances and a flimsy louvered door. Thankfully, the idea of a concealed kitchen has come a long way: The Stealth Kitchen by YesterTec Design Company is a high-end, flexible, hidden-kitchen system featuring full-size appliances and workspaces (oven, cooktop, sink, counters, dishwasher, fridge, microwave, and ample storage) that remain hidden behind finely crafted cabinetry that can be installed in any room. The basic kitchen, measuring 6 ft., runs \$16,000 (plus appliances); custom arrangements can be made to order in any size. —M.L. resourcefurniture.com

EASY-STOW STOOLS

The three-legged Svelto Round Stacking Stools from British furnituremaker Ercol don't just stack—they sculpt themselves into a distinctive tower when nested together. The matte-finished oak stools, which retail for \$345 each, stand about 19¼ in. high and have a slightly concave round seat with a diameter of about 17¾ in. Designed by Lisa Sandall, the stools recently received the Design Guild Mark Award for excellence in British furniture design. Though not quite so dramatic when stacked, the Svelto Stacking Bar Stool (\$480) offers a slightly more contoured seat and a 27½-in. height. The company's website lists several U.S. retailers. —D.J.S. ercol.com





BED DOWN

The Murphy bed, with its unpredictable spring mechanism, played a recurring role in slapstick comedy for years. A modern, improved iteration from transFORM is lightweight and designed to disappear completely into its surrounding custom cabinetry. Manufactured in the United States, the beds are available with either a traditional spring or modern piston mechanism and come in standard twin, full, and queen sizes. The folded bed projects a minimum of 16 in. from the wall; it is 82¾ in. high when mounted vertically and 46½ in. high when mounted horizontally. All designs are custom and priced accordingly; a basic unit in a white laminate finish starts at \$3500 (the piston mechanism ups that to \$6000; the unit shown is about \$20,000). Cabinetry can be crafted in a wide array of veneers and finished with a choice of thousands of stains and paint colors. —M.L. transformhome.com

The Big Deal About Tiny Houses

Four principles of intentional living from the tiny-house movement

BY AARON FAGAN

Since the outset of the Great Recession, the burgeoning tiny-house movement has inspired festivals, documentaries, books, magazines, blogs, and TV programs. But despite the pace at which tiny houses have descended into our imaginations, much of the popular coverage begins and ends with their shocking size. By most people's standards, at 550 sq. ft., *Fine Homebuilding's* 2015 best small home (pp. 24-29) is tiny, but tiny houses are actually less than half that small. Within the movement, tiny houses are generally understood to not exceed 250 sq. ft. To be sure, imagin-

ing living in such a diminutive space is a lot to consider, but not for the reasons you might suppose.

The average size of a U.S. home in 2006 was 2268 sq. ft.; by 2010, it had dropped to 2100 sq. ft. In his book *The New New Home* (The Taunton Press, 2014), Boyce Thompson relates a story in which he asked a group of building executives at the Pacific Coast Builders Conference if they thought houses would remain smaller after the recession. They responded, "No one comes into the sales office asking to buy a small home; they want to buy the biggest home they can



MEET THE MORRISONS

Andrew and Gabriella Morrison work and live in a 207-sq.-ft. tiny house on five acres in Oregon with their daughter, Terra, and their dog, Oscar. They decided to build this home after living together in a pop-up trailer in Baja for a few months. They had sold a 2200-sq.-ft. home that they felt was tearing them apart in terms of expense and as a family.

The Morrisons built their tiny house for \$33,000 out of pocket, and they call it “hOMe,” using the mystic mantra as a reminder of their commitment to prioritizing joy. They exemplify intentional living and the four principles of connectivity, scale, time, and creativity.

Power for this off-grid home is supplied by a 1600w PV system that charges four deep-cycle batteries. This system supplies enough energy for a fridge, laptops, TV, lights, and other needs. Every month and a half, the Morrisons use a generator to power up their well pump to fill a 1500-gal. water tank that sits on a hill near the house. Hot water comes from a propane-fueled tankless water heater.

CONNECTIVITY

The Morrisons buy their food from friends at a farmers market and try to share every meal together in order to stay connected to the land, their community, and each other.

afford.” Thompson writes, “The panelists schooled me for naively ignoring the driving force of new-home sales—American materialism. People in this country aspire to own a big home on a big lot, they said; it’s ingrained in our culture. That ambition may have been beaten down during the recession, but it resurfaced as soon as the recovery started.” Indeed, it has—as of 2013, the average home size is 2679 sq. ft.

As you peer into tiny-house culture, you begin to see that those who have chosen to build this way arrive at the square footage only

through a prior process of personal stocktaking. Square footage is of relative concern when what these houses really embody is an ethos of intentional living.

Perhaps it is true that most people “aspire to own a big home on a big lot,” but a 2014 Harris Poll survey of 2306 people revealed a different picture. One-third of the parents are worried that their children will have to move back in with them due to a lack of affordable housing. One-third of millennials with a mortgage are worried that they will lose their homes because they can’t afford the mortgage

SCALE

The Morrisons lead active lives, and as a result, they scaled down their house in many areas. Because food is central to their lifestyle, though, the kitchen is one area where they wanted plenty of space—both for working together to prepare meals and for having room to put in a full-size sink, refrigerator, and stove.



payments, and two-thirds of millennials who are not yet homeowners are worried that they won't be able to afford a home in the first place.

Tiny houses may be capturing imaginations because one can be built or purchased for less than the down payment on an average house. This is not to say that all Americans are keen to own a tiny house, but a 2015 study conducted by the Bloustein School of Public Planning and Policy at Rutgers University indicates that there is a new generation of Americans who are carefully considering their homes and the personal and environmental impact of those homes.

For example, Tammy Strobel and Logan Smith of Portland, Ore., reside in a 128-sq.-ft. house precisely because living according to the materialism ingrained in American culture was having a detrimental effect on their quality of life. Logan recalls his grandfather's advice, "If you want to double your money, fold it in

half, and put it back in your pocket." Tammy was in the investment-management industry—commuting an hour to and from a 10-hour day at the office—and began to see that "time is a nonrenewable resource." Time may be money for many, but with time as a priority for Tammy and Logan, their relationship with money has changed. By living with less, they are able to work less and do more with both their time and their money.

The tiny-house movement represents a diverse set of priorities and considerations, but four principles of intentional living can be distilled from it—connectivity, scale, time, and creativity—each of which is contingent upon the other. These principles may help enrich our lives regardless of the size of our homes.

The principle of connectivity is about a commitment to relationships with people and to lessening the impact a home has on the local and global environment. Andrew and Gabriella Morrison have found that the size



TIME

With fewer expenses, the Morrisons have more time to spend with each other and to pursue their interests. Andrew and Gabriella work from home, and they homeschool Terra. Andrew can head down to the ice rink in town and practice hockey at any time of the day without running into crowds. The same is true for Terra when she wants to go to the local stables and ride her horse.



Do the math

Whether or not you would consider living in a tiny house, you may find it revealing to determine if the scale of your life matches how you *think* you live or how you *actually* live. Taking stock is simply a matter of doing the math and seeing what the numbers mean to you.

Monthly mortgage ÷ net monthly income × 100 = % of net income

Example based on national average:

$\$1061 \div \$3269 \times 100 = 32\%$
(Banks advise less than 28%)

When you consider how much of your time and money go toward housing alone, is that acceptable? Be sure to factor in the rest of your monthly expenses related to your home. Weigh the amount of time you must work to meet those expenses against the amount of time you actually spend at home.

Where in your home do you spend your time? What percentage of the home's square footage does that represent? Is that still acceptable?

CREATIVITY



of a tiny house fosters intimacy with loved ones rather than the potential for avoidance that larger spaces create. Connectivity is also about a relationship to community resources, such as using a local library instead of buying your own books, or joining a local gym instead of exercising at home. Tiny-housers have done an excellent job of exploiting the benefits of digital community as well. Through a variety of social-media platforms, they have created rich havens of camaraderie, insight, and solutions to the unique challenges they face, from zoning to heating to design to conflict resolution.

The principle of scale has less to do with the size of a home and more to do with creating a living space that is in proportion to how we actually live. Who lives in our home? What do we do in it and where? What possessions do we use or not use, and how do we store these things? How does the design of our home complement the needs and activities of those who live there? In the heart of the recession, these kinds of considerations resulted briefly in builders creating smaller homes and replacing antiquated

formal rooms with open spaces designed to act as versatile areas for eating, working, entertaining, and so on. By taking inventory of how we actually live as opposed to how we think we live, we can more closely match the size of our homes to the scale of our lives.

If time is money, one must factor the total and hidden costs a larger home demands (see “Do the math,” p. 19). It is a useful exercise to calculate how many days you must work in a month to earn enough to make your mortgage payment. That number alone is worth thinking about. But then add in the time it takes to keep the house clean and maintained. Subtract the time out of any given day you are away from home or sleeping. When you are home, how much time do you spend in each part of the house? A tiny house leaves more resources and more time in your life to connect with friends and family and to pursue your interests.

Tiny houses call for a great deal of creative energy and serious ingenuity. Efficient design will save time when the space we live in is suited to how we actually live. Creativity also provides connection in that the house, often built and designed by the owner, has been entirely personalized through the process of making a house a home.

No free society is free of contradictions, as our current housing market and economic climate suggest. The tiny-house movement is a response to these conditions of modern life. Our culture is nothing if not a vast expression of all the approaches to what has been described here in terms of connectivity, scale, time, and creativity. It is precisely this magnificent anarchy of ideas that gives form to our sense of home. □

Aaron Fagan is an associate editor. Photos by Daniel Cronin (dchroninphoto.com).

The law of the land

The American Tiny House Association was formed this year to work with local government agencies to modify zoning and coding regulations that often prohibit tiny houses. Most places in the United States require that homes built on a foundation be larger than 500 sq. ft. As a result, most tiny houses are built on trailers. RV and mobile-home parks often

prohibit them, however, because they are not constructed by a licensed manufacturer. Even if you park a tiny house on your own land, many jurisdictions see this as camping and restrict you to 30 days or prohibit it altogether.

Washington State Rep. Brian Blake is the sponsor of House Bill 1123, which would bar counties and cities

with fewer than 125,000 people from setting minimum dimensions for single-family homes, unless needed for fire and safety reasons. “We’re just trying to create some flexibility so folks who may want to build smaller structures that are more energy efficient are able to,” Blake told tdn.com in January. “They may not want a 3000-sq.-ft. home.”



By thinking through every detail, the Morrisons save time by creating a home that is scaled to work well with the way they actually live, and they have the added benefit of feeling connected to a home they have made with their own hands.







The best of **FineHomebuilding**

Small Homes

Off the beaten path

- 24** The cabin concept
- 30** No dreary days
- 36** The carpenter's house
- 42** Mountaintop tree house
- **46** A cabin on the coast

the CABIN



Fine Homebuilding
**HOUSES
AWARD**

This project was *Fine Homebuilding's* best small home of the year in 2015.

For more information about our annual HOUSES awards, go to FineHomebuilding.com/houses.

CONCEPT

BY EMORY BALDWIN

This home in north Idaho puts savvy space planning and craftsmanship on display while offering an alternative to conventional home building

A few years ago, I realized there had been a shift in the housing needs of Seattle, where I've been designing homes for 16 years. It became clear to me that we needed to create new housing options to address our rapidly changing community. At the time, much of the housing in western Washington did not adequately support an increase in live-in elderly relatives, caregivers, and unrelated adults. Single-person households and multi-generational households were on the rise, while traditional nuclear-family households were declining. An aging population also meant a greater number of people with physical disabilities. Unfortunately, conventional housing options generally do not respond to needs such as these, so I committed myself to designing homes that did.

I started a firm called FabCab, which designs and sells small prefab houses to be used as accessory dwelling units (ADUs),

cabin getaways, and primary homes. The houses we produce are designed to be appropriate for a wide range of people with various abilities and to be resource efficient through their compact footprints, low energy demands, and the longevity of their use. Not surprisingly, our clients have been attracted to these homes for those very characteristics, but also because the homes help to foster a comfortable and low-maintenance lifestyle.

Such was the case for the owners of this cabin, who hired Idaho-based contractor Scott Schriber to build the 550-sq.-ft. house we call TimberCab onto the west-facing slope of their steep site, which overlooks Bottle Bay on Lake Pend Oreille.

This home makes use of every square inch of floor space and is designed to feel like and to function as a much larger home. The design strategies we employed are not exclusive to this project but, rather, can be easily adapted to any small home where the goal is

to achieve comfort and efficiency in a casual and contemporary style.

A partial prefab

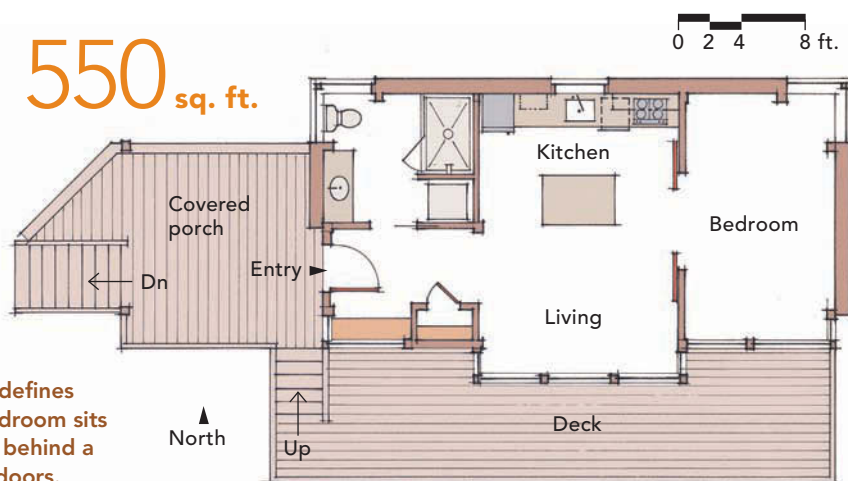
One of the most notable elements of this cabin is its construction. A timber-frame skeleton and a series of structural insulated panels (SIPs) for the walls and roof were cut in a factory and delivered to the site ready to assemble. The shell of the house was flat-packed, meaning that it could be delivered to the site in a much smaller package than a typical modular home, which leaves the factory fully finished and travels down the highway as a volume that is mostly air. Flat-packing the shell proved to be a major benefit in the construction of this house, due to the complicated site access.

In addition to the timber frame and the SIPs, the house shell includes windows, exterior doors, siding, and roofing. Once the foundation was ready, the timber-frame

A STRATEGIC LAYOUT

With its seating bench and closet, the north entry of the cabin functions like a mudroom. It is placed opposite the home's bathroom, which is far larger than you would expect in a home of this size. The great room features an important bump-out. This shallow projection creates a couch space that defines the living area. The sole bedroom sits at the far end of the house behind a pair of simple sliding barn doors.

550 sq. ft.



SPECS

Bedrooms: 1

Bathrooms: 1

Cost: \$300 per sq. ft., including site work

Completed: 2012

Location: Sagle, Idaho

Architect:

Emory Baldwin,
FabCab, fabcab.com

Builder: Scott

Schriber, Selle
Valley Construction,
sellevally.com

SMART SMALL-SPACE FEATURES

Although this home has an unusually compact footprint, it was designed to provide a living experience without compromising comfort or convenience. Nowhere is that design approach more evident than in the home's interior spaces. Here, several design strategies are used to support an ordinary lifestyle, albeit at a reduced scale.



COMPOUNDING TASKS

In an effort to make the most of every square foot, a recess for a bench was created in the entry and wrapped in windows. This simple detail allows the entry to function as a mudroom or a space to hole up with a book.

SPACE DECEPTION

The central living area seems far larger than it is due to a fully exposed Douglas-fir ceiling that rises toward the view. Windows wrap a small projection to increase daylight access and to lengthen the sightlines through the house.



LIGHT
davidtrubridge.com

FLOORING
usfloorsllc.com

DOOR HARDWARE
realslidinghardware.com



COMPACT GALLEY

A slender 24-in. Liebherr fridge and freezer anchors one end of the prep zone, which is topped with Stormy Sky honed quartz. An induction cooktop is placed at the other. The homeowners chose additional storage over a conventional oven in this small kitchen. The custom steel-and-slab table serves as a dining area and as an additional prep surface, and it allows the kitchen and living area to be somewhat flexible in size.

COUNTERTOP
pentalquartz.com

BACKSPASH
subwaytileoutlet.com

REFRIGERATOR
www.liebherr.us

components were delivered and then assembled without the need for any on-site milling. Tongue-and-groove Douglas-fir planks were installed on top of the timber rafters to create a finished ceiling and to provide a solid walking surface for installing the SIP roof panels. The intent was for the shell to be built in as little as two weeks, including the installation of the windows and doors, so that it could be dried in quickly.

Not only did the prefabrication expedite construction, but the resulting home is tight and well insulated—R-25 walls and an R-40 roof—which allows it to be conditioned by a single ductless-minisplit heat pump. The cabin's owners also opted for radiant-floor heating in the bathroom, though primarily for comfort.

Modern design, traditional comfort

I would describe the design of this home as a marriage of modern aesthetics and traditional materials. The monoslope shed

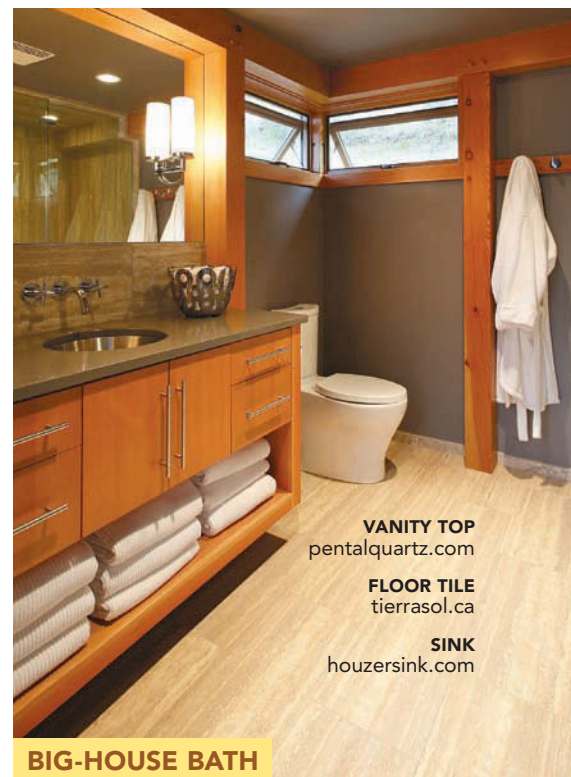
roof, large expanses of glass, and simple form are far more contemporary elements than those on the gable-roofed cabins and cottages typical of the area. Yet this home's use of time-honored timber-frame construction and its abundance of wood inside and out create an environment imbued with a sense of warmth that few people associate with modern design. The prolific use of Douglas fir and engineered oak flooring also helps to make the cabin feel in harmony with its mountainous location, heavily timbered valleys, and shoreline.

The few other details in the house—such as the large sculptural light fixtures and the stainless-steel door hardware and tile backsplash—round out the home's contrasting yet complementary styles.

Selectively giving a small home big-house spaces has an important impact on how well the home lives.

Creating expansive qualities

With this house, an enhanced sense of space was achieved through several design decisions. For instance, the layout of the



VANITY TOP
pentalquartz.com

FLOOR TILE
tierrasol.ca

SINK
houzersink.com

BIG-HOUSE BATH

This bathroom, featuring Fioranese Nu Travertine tile, occupies a generous footprint and includes a large vanity, a walk-in shower, and a stacked washer and dryer.



MOUNTAIN MODERN

The best way to connect a home with its setting is to construct it of native materials and create spaces to interact with it. This small home celebrates those ideals with a natural palette of exterior finishes; Douglas-fir beams, siding, and decking; and a carefully designed deck and patio.



DESIGN VIDEO For an inside look at this home and those behind its design, visit [FineHomebuilding.com/houses](https://www.finehomebuilding.com/houses).

cabin is anchored by a great room that contains the living area as well as a combined dining space and galley kitchen. The bedroom, bathroom, and entry are organized around this core. Having the largest open space at the center of the cabin, with other spaces opening onto it, gives the entire home a more spacious feel. The idea of a central core is an organizing element in every iteration of our stock designs (see “Prefab expandable,” right).

The ceiling’s height and the clear space above the few partition walls allow the entire ceiling to be visible, which highlights the home’s complete volume and contributes to its spacious feel. The ceiling rises toward the view, and a wall of windows captures it, maximizing the sightlines throughout the house—a common small-home design strategy that increases the perception of space—while also providing the house with an abundance of natural light.

Among the most significant spaces of the house are its patio and deck, which expand its livable footprint when weather allows. Part of the stock design, the covered patio serves as both a covered entry and an outdoor dining space. The addition of the generous deck was a collaboration between Schriber and the homeowners. It is an ideal area for entertaining and relaxing. Wisely, the deck—which helps ground the house to its site—is dropped well below the windows of the house, creating uninterrupted views of the lake and mountains.

Broad applicability

When I first designed this home, I couldn’t have foreseen it being built in the rugged country of northern Idaho. Additionally, the nature of our firm’s work usually keeps us fairly removed from the build, especially when it’s a flight away. But when we do get to visit projects upon their completion, I always find it to be rewarding. For me, designing any home has its challenges, but designing a small home with the hopes of it serving a variety of clients in a range of settings has been particularly daunting. Yet through successful projects like this one, our effort to create quality, broadly applicable homes that help enrich the lives of those who live in them is affirmed. □

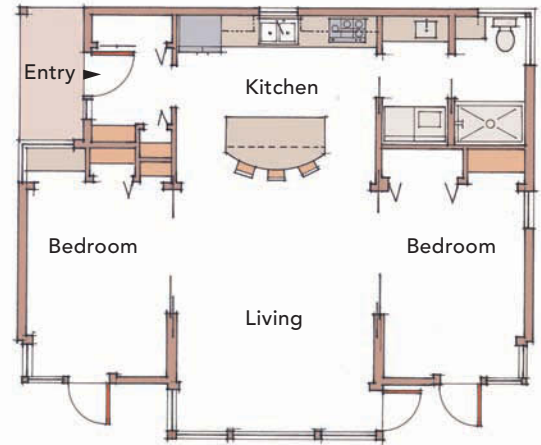
Emory Baldwin is co-owner of FabCab in Seattle. Photos by Rob Yagid.

PREFAB EXPANDABLE

FabCab offers five standard versions of its TimberCab design. If more space is needed, the four additional layouts provide additional square footage rooted in the same design logic as the 550-sq.-ft. plan.

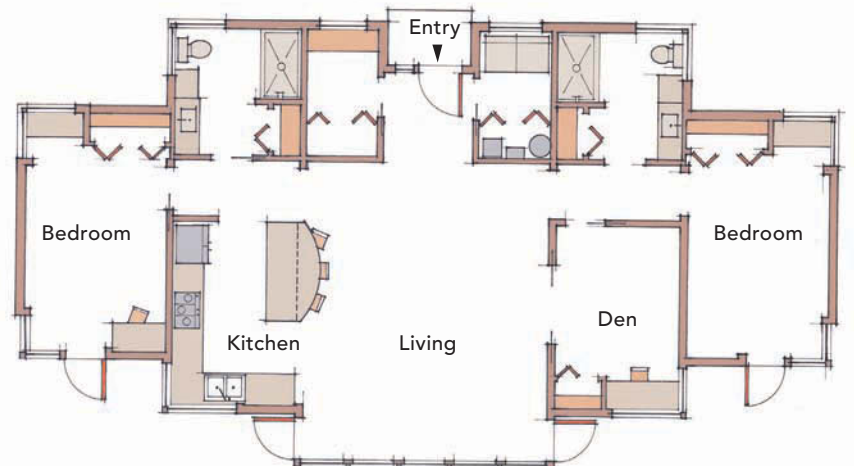
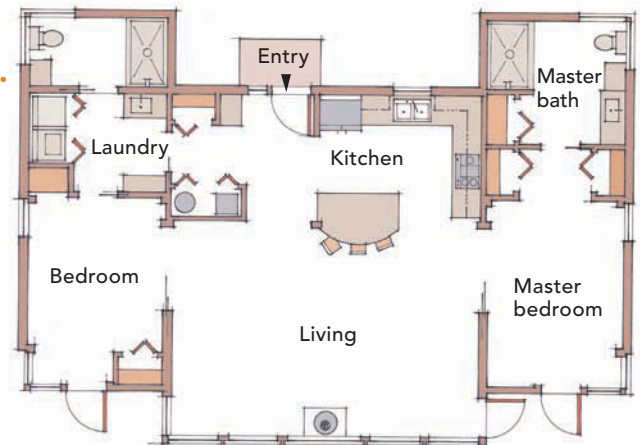
982 sq. ft.

This plan adds a second bedroom or flex space, which mirrors the primary bedroom on the other side of the living area. The kitchen is expanded to add a small island, and the living and dining areas are stretched slightly.



1226 sq. ft.

This plan includes a master suite and adds a dedicated laundry room and guest bathroom adjacent to a second bedroom. The kitchen, dining, and living areas are expanded, and the entrance is moved to the low (nonview) side of the home.

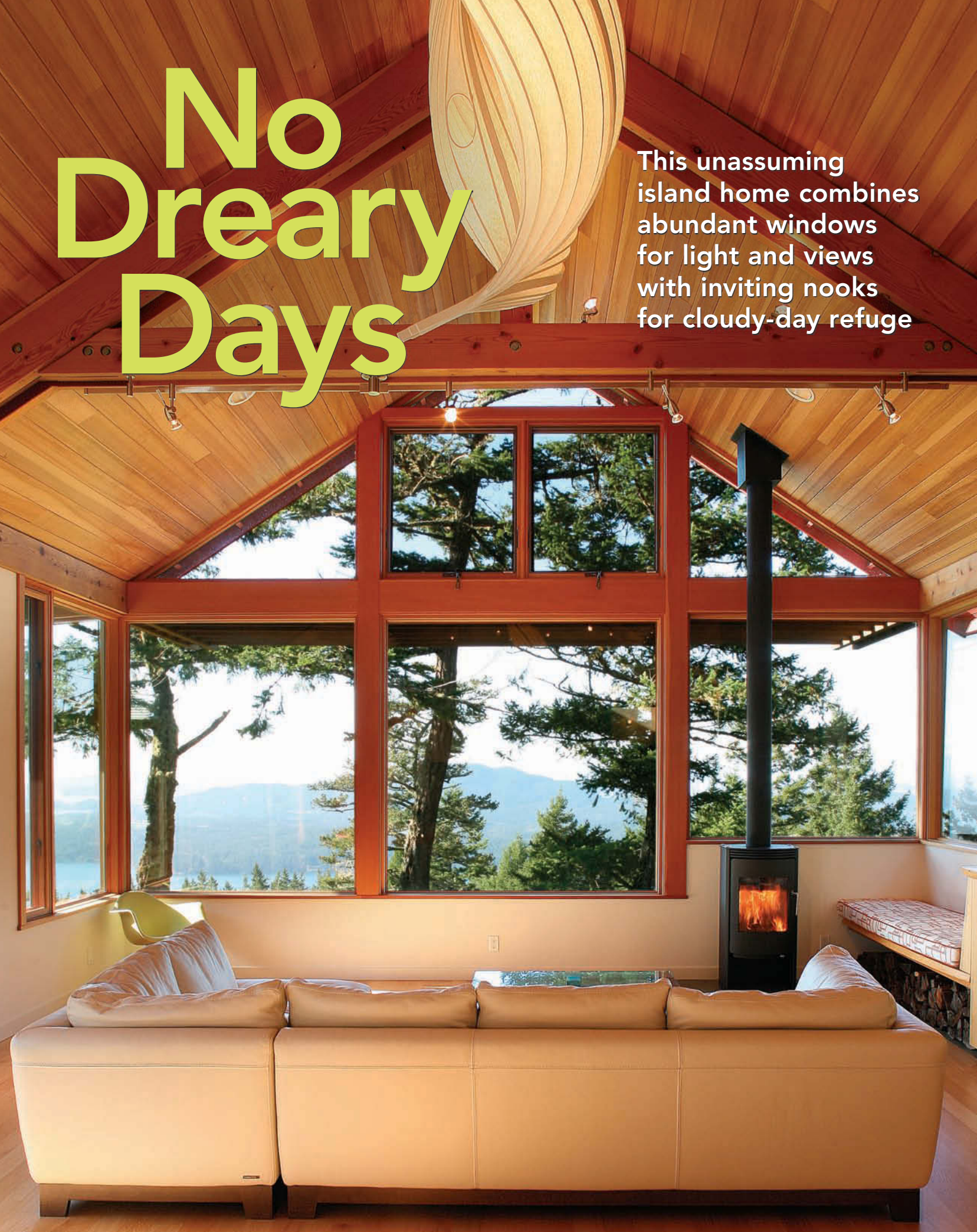


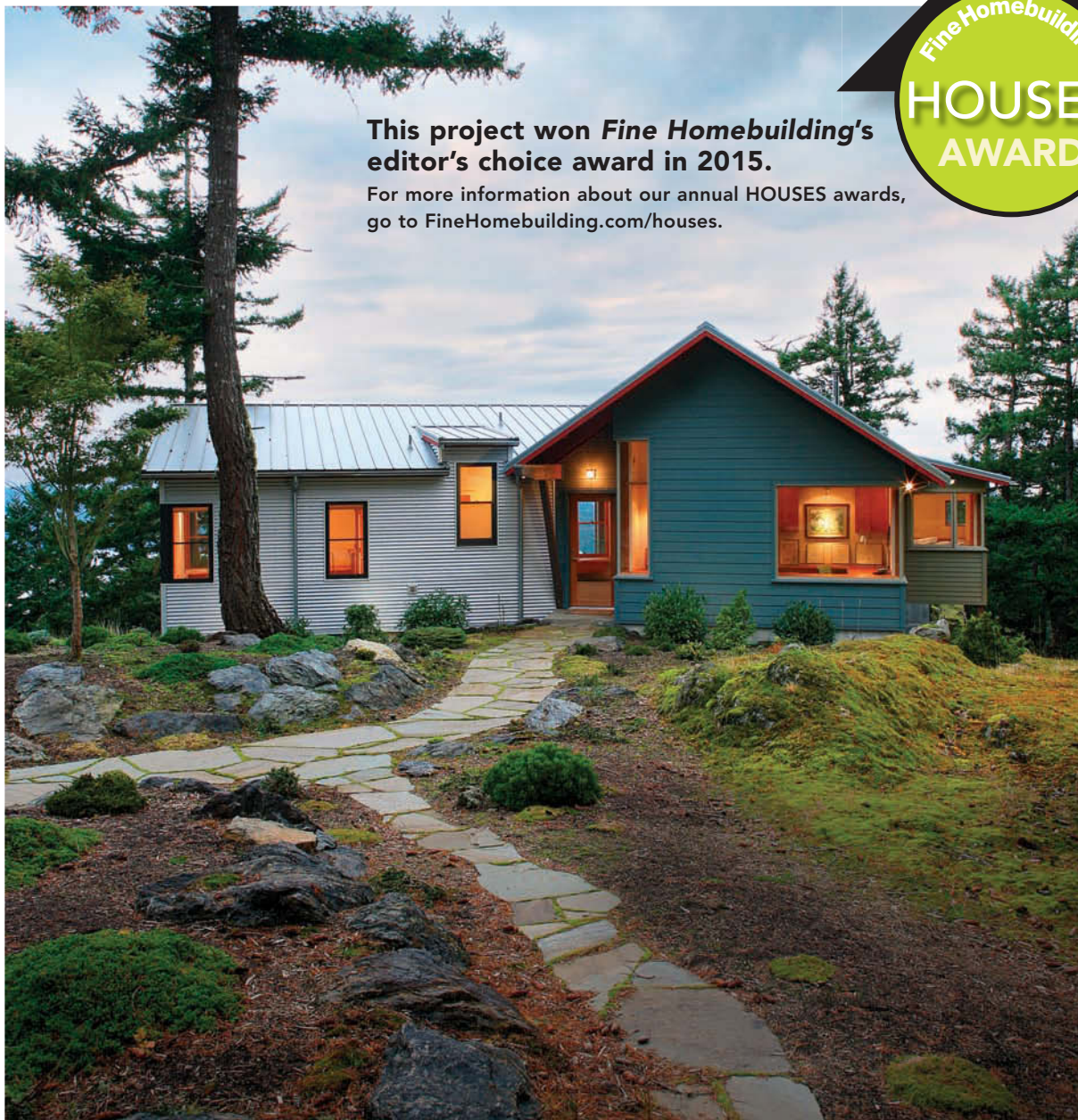
1485 sq. ft.

This plan has two bedrooms, a den or flex space, and two full bathrooms. A walk-in closet and mudroom are added near the entry, and the kitchen is larger and now is situated on the view side of the home. The largest plan is 1850 sq. ft. and has the same layout as this plan, but its spaces are increased in size proportionally.

No Dreary Days

This unassuming island home combines abundant windows for light and views with inviting nooks for cloudy-day refuge





BY BRIAN PONTOLILO

Susan Stoltz and David Kau's clients, Cary and Linda Moore, had a simple request: They wanted "no dreary days" in their new home. But this is Orcas Island, off the Washington coast, where over 28 in. of rain falls annually, where summers can be cool and foggy, and where winter temps dip into the 30s.

Cary and Linda had some other requirements for the project, too. One spoke to their history (a *hikie'e*, a type of traditional Hawaiian daybed), another to the spectacular site (the house sits lightly on the land), and another to their lifestyle (the kitchen's cooking arrangement is quite unique). But to achieve "no dreary days," Susan and

David had to make the home's open spaces luminous and the views abundant when the sun is shining. And when the sky turns cold and gray, they had to provide comfort, charm, and character to warm the soul. Susan and David achieved "no dreary days" and much more on this project. Their brilliance is apparent even before you enter the front door.

The approach to the house is a natural stone path that meanders through a landscape of rocks, native shrubs, and moss. At a glance, the prevailing single-story gable on the public-facing elevation imparts a modest feel. Sitting softly beneath a towering fir tree, the house is clad



A COOKING KITCHEN

At a glance, this kitchen has all the essentials, but a closer look exposes an arrangement that is particular to how the homeowners cook. A pantry tucked behind the kitchen means less cabinetry in sight, leaving the sink wall free of uppers. Even the fridge is tucked slightly out of the way. Lit with plenty of daylight from two skylights, the island provides a worksurface and an entertaining and serving hub, and it distinguishes the kitchen from the great room.

Where a fridge or perhaps wall ovens might have been in a more conventional kitchen, there is a wood-fired pizza oven from EarthStone Ovens (earthstoneovens.com). A hearth and wood storage below hark back to the days when fireplace cooking was common. Though the kitchen island has a four-burner induction cooktop from Wolf (subzero-wolf.com), beneath the hood, the main cooking surface is a high-heat wok burner from Viking (vikingrange.com).

in fiber-cement and corrugated-metal siding and has a metal roof. These materials were chosen for their ability to withstand the harsh island environment. The clean lines and subtle exterior trim suggest simplicity, although a closer look at the house reveals a much more sophisticated design.

A bump-out around the western corner of the front-facing facade hints at a recurring theme of the plan: inviting nooks for various activities. All around the foundation, cantilevers come into view, a measure taken to disturb as little of the landscape as possible. For the same reason, all excavation was done from within the home's footprint.

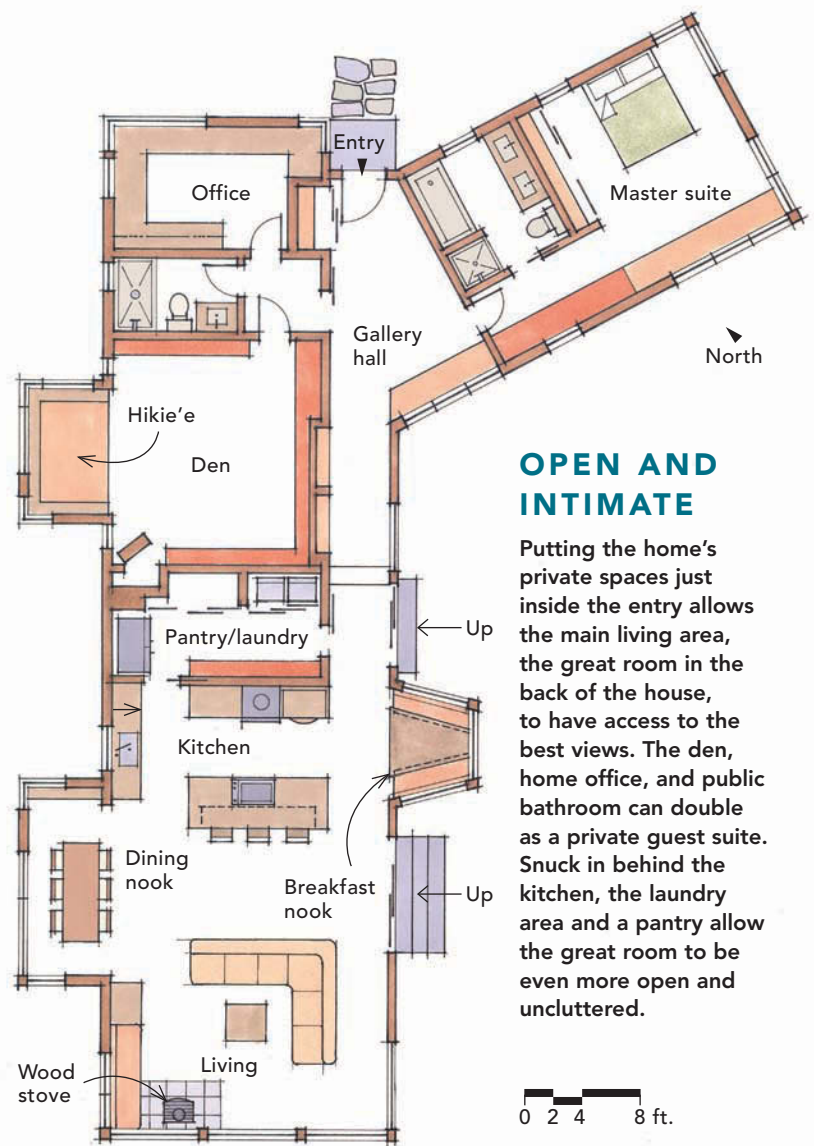
With the cantilevers, corner windows on both sides of the house and on the bump-out conspire to create the illusion that the house is floating above the slender ridge on which it dwells. Eventually, it becomes clear that the east wing of the house is not square to the gable end. It



is set at an obtuse angle to preserve a fir tree behind the home and to position the master suite for the best views. Even more subtle is the use of a shed roof over this wing rather than another gable. This allows the home to maintain a low profile to the public while rising toward the expanse of ocean, islands, and mountain peaks beyond.

Finally, at the entry, where an angled column and single beam support the roof and mark one's arrival, a view clear through the house to the landscape beyond is provided by a glass entry door.

Cary and Linda call the house *Lanihuli*, which in Hawaiian means "swirling heavens," because the house is a great place to watch the island weather stir. And it's true: There are stunning views throughout this house. But the details inside are no less inspiring—from hand-some trim elements to distinctive custom hardware to a variety of unique ceiling treatments. You don't have to



Do not disturb. Though one goal of this project was to disturb as little of the landscape as possible, a small outdoor space was inevitable. The natural stone and organic shape of the patio blend well into the surroundings. Trellises overhang the windows to offer shade.



Dinner in the forest. The large windows wrapping three sides of the breakfast nook and dining bump-out (top) bring the surrounding scenery to the table.

SPECS

Bedrooms: 1

Bathrooms: 2

Size: 1935 sq. ft.

Completed: 2012

Location: Orcas Island, Wash.

Architect: Stoltz Kau Architects

Builder: White Construction & Co.

go any farther than the entry to get the essence of what makes this home special.

Just inside the front door, Susan and David provide a preview of what's to come by pairing eye-level windows for views of the landscape with a set of windows placed high on the wall for views of the sky. A live-edge slab, milled from a Douglas-fir tree that was felled on-site, provides a place to sit and establishes another material theme—you'll find similar slabs in the master bedroom and in the kitchen. In fact, by the time you have seen the entire house, you'll have noticed six different local wood species used for flooring, cabinets, tables, counters, benches, and ceilings.

Susan and David describe Orcas Island as an architect's paradise, where first-rate builders and craftspeople thrive. It was because of one of these talented islanders, the local blacksmith, that the pair was able to incorporate one of the home's more elaborate details. Two rolling doors separate the entry from adjacent multi-purpose spaces. Handmade by Jorgen Harle at Orcas Island Forge, the 37-ft.-long track and custom rollers are delightfully ingenious and functional.

From the entry, the home branches out in three directions. Through the rolling doors to the west are a den, a bath, and an office that can serve as a guest suite when needed. To the east is the master suite. Finally, a distinctive Douglas-fir ceiling detail—described by Susan as loosely inspired by Japanese architecture—draws you into a gallery hallway opening into a great room that includes the kitchen, dining nook, and living area.





DESIGN VIDEO

For an inside look at this home and those behind its design, visit FineHomebuilding.com/houses.



Hawaiian for "daybed." The bump-out bed in the den is inspired by the large, fixed couch known in Hawaiian as a hikie'e.

Critics of modern houses, with their large expanses of glass and open spaces, call the style cold and unwelcoming. Though the southern gable wall of this great room has nearly floor-to-ceiling windows that wrap both corners with views, the space is warm and comfortable. In fact, one of the most brilliant moves in this design is the placement of the woodstove. Sitting quietly in the corner of a panoramic aperture with an inboard inglenook at its side, it shifts the atmosphere from expansive to intimate.


There are two more intimate nooks around the great room—both for dining—and many more elements that create a sense of warmth and space. Perhaps most significant are the ceilings. The cathedral-style main ceiling is grounded by a pair of hefty custom trusses and horizontal hemlock paneling that draw attention to the view on one end of the great room and the kitchen on the other. Both the breakfast nook and the main dining area are bump-outs whose lower ceilings help to distinguish them within the open space. Each has unique details that make it special, from the madrona tree-trunk pedestal and live-edge top of the breakfast table to the display shelves and corner window in the dining area.

Susan and David successfully established the themes of big views, quaint spaces, and special details in the entry and the great room, then carried them into the den and the master suite, where they continue to delight the homeowners and guests and to honor the island landscape. □

Brian Pontolilo is consulting editor. Photos by Rob Yagid.

A warm welcome. The entry is celebrated with warm wood tones in the doors, cabinetry, and hallway ceilings. A live-edge bench hewn from Douglas fir reflects the natural surroundings and offers a place to sit. One-of-a-kind rolling-door hardware delights the craftsman in everyone.

The Carpenter's House

A photograph of a Craftsman-style house at dusk. The house has a dark, steep gabled roof with a small dormer window. The exterior is dark, and the interior lights are on, glowing through the windows. The house is surrounded by trees and a gravel driveway. The sky is a deep blue.

This smart Craftsman-style home was built with a keen eye for detail and energy efficiency

BY PETE MOLLICA

I started my construction career by renovating old houses in Nashville, Tenn. After working through a few, I found that small Craftsman-style bungalows were my favorites. I completed all the finish carpentry on these projects and always tried to reproduce the details of the period accurately. The lack of ornate machine-cut profiles and the generous use of stained woodwork attracted my eye, and I liked how the smaller scale of these houses made them more affordable. I also liked the almost-rustic quality of the exterior details, which is well suited to homes in a rural setting.

After my wife and I moved back to her hometown in the hills of east-central Tennessee, we eventually found a good site for a new home, which I then started to design. I gravitated toward that same Craftsman-style bungalow, but with a small-cottage feel and modern energy performance. The lot was well suited for a full basement, so I could also create office space and tool storage for my construction business while keeping the footprint small.

The result is a home whose rough charm blends modestly into the wooded site and whose seemingly small size belies the comfortable spaces within. Best of all, I

designed a system of framing that allowed me to insulate the house for high energy efficiency at a low cost.

Designed under the influence

The house's design was actually a blend of Craftsman influences. The specific inspiration for the exterior—with its waney-edged siding, natural stonework, and wide overhangs—came from a historic Adirondack-style meeting camp in our town. Started in the 1880s, the Adirondack camps were intended as large vacation houses and were built with peeled-log exteriors capped with rough-granite chimneys. When it came to the interior, I pushed for something a little more refined. The quarter-sawn white-oak flooring and cabinetry, the stained-glass light fixtures, the clear finished trim, and the smaller intimate rooms are part of a modern take on the broader Craftsman style.

To stay within the modest concept of a bungalow, I kept the main block of the house compact and the front elevation narrow. Small windows and a recessed front door help retain this sense of scale. Seen from the side, however, the house expands as the grade drops, providing the extra space we required. At the back, long windows set to floor level face south and east to capture both the view and solar gain.

Deriving character from local sources

I used local materials when I could to make the house as much a part of the landscape as possible. Interior columns and porch posts came from poplar trees cut from the property. I cut the porch posts during the winter so that the bark would remain intact. I also installed poplar-bark shingles in the entry hall to tie into the bark-covered front porch post. The bark shingles and the live-edge white-pine siding came from neighboring North Carolina.

Installing white-pine siding over 30-lb. felt was an alternative to the more expensive technique of building a rain screen. The 1¼-in.-thick unbeveled siding creates its own airspace when lapped. The corners were detailed by weaving a piece of 30-lb. felt behind each joint.

The stones for the fireplace were gathered on-site. I spotted the stone that I would use for the lintel perched on the edge of a cliff about 50 ft. from the house. Despite its heft, I wound up hauling it out by hand. All of the exterior stone was locally harvested as well.

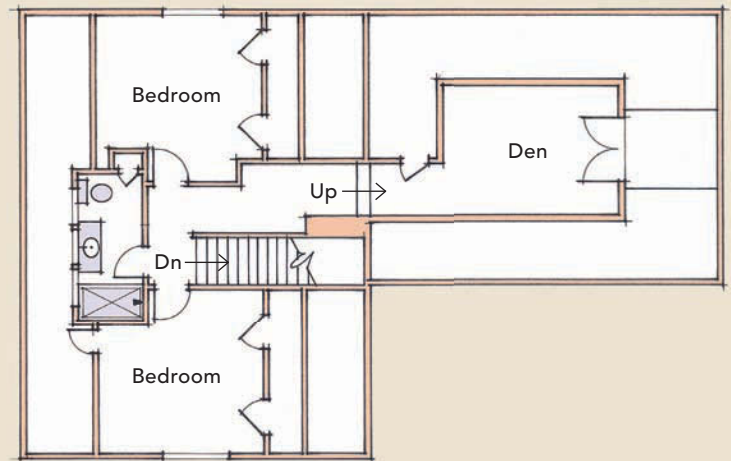
I trimmed the great room with walnut that had been cut from my wife's family property. It had spent three decades drying in my father-in-law's attic and had great color. Mike Keel in Winchester, Tenn., built the cabinets with locally sourced quartersawn white oak. A sawmill 30 miles away provided the cherry and poplar trim that we used throughout the interior. The regional standard, southern yellow pine, was used for the frame.

Framing for insulation

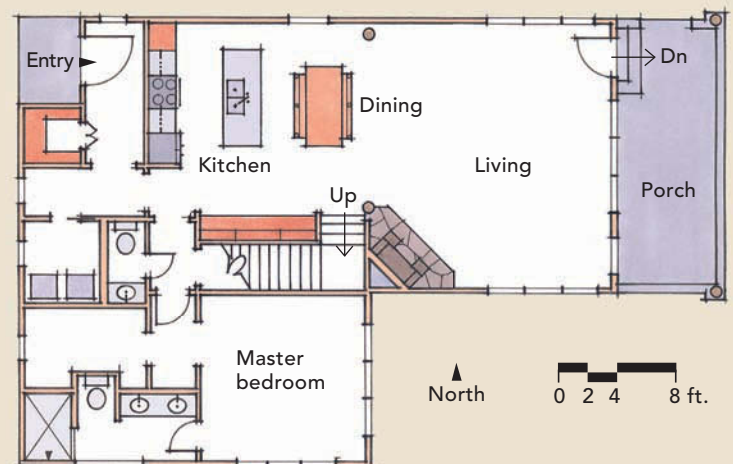
Our area has a relatively unique climate: The winters are cold, but there's enough heat and humidity in the

A SMALL AND EFFICIENT FOOTPRINT

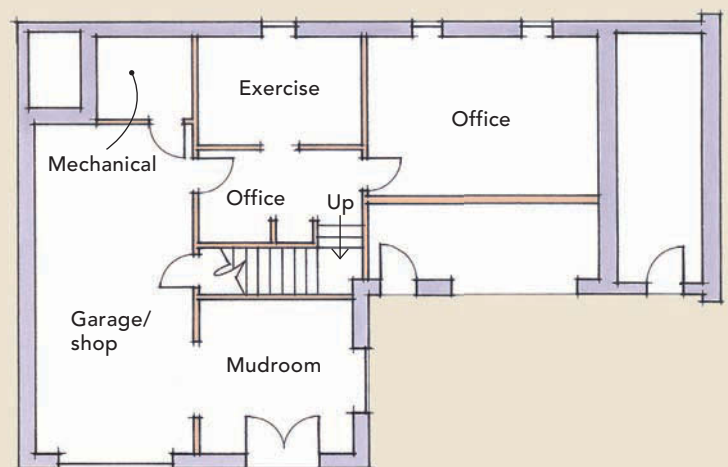
The author's main goal was to keep the footprint to a minimum while making the most of the interior space. He was able to net 2700 sq. ft. of conditioned space from a footprint of 1450 sq. ft. by including office and recreational space in the basement and by adding bedrooms, a full bath, and a study on the smaller second floor.



Second floor

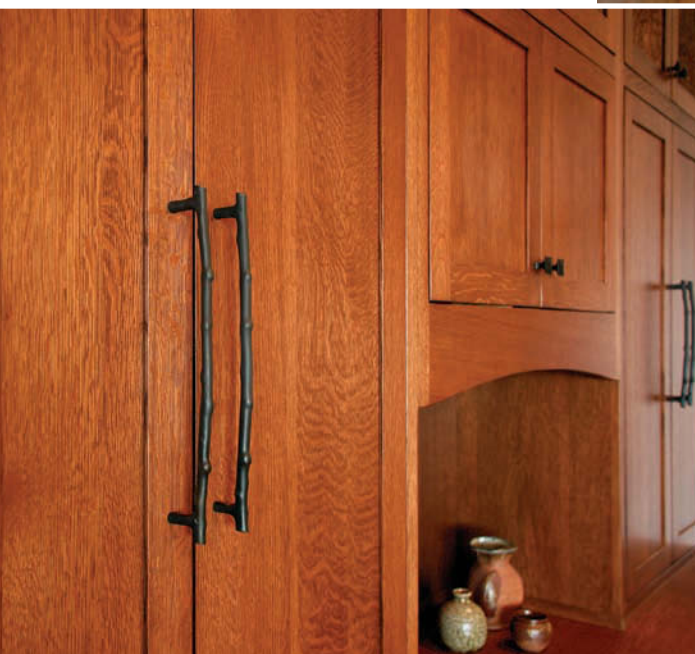


First floor



Basement

A BUNGALOW OF ONE'S OWN



Warm and spacious. The open space of the kitchen and dining area occupies the center of the house and derives much of its welcoming character from the white-oak cabinets, flooring, and built-in hutch (inset). The custom light fixtures are from oldcalifornia.com, and the cabinet hardware is from richelieu.com.

summer to warrant nearly constant air-conditioning. Keeping utility costs low requires a high-performance approach to both insulation and HVAC design. However, I wanted to keep floor-joist sizes down and roof-edge profiles low to maintain the look of a small, old cottage, which meant that I couldn't run ductwork through tall floor trusses or build up the roof with exterior rigid insulation.

My framing plan was influenced by the orientation of the house and by where the insulation would have the greatest impact. Much of the wall area on the first floor is filled with windows that face south and east and that provide solar gain during winter months. Walls that face west and northwest

have fewer windows and are well shaded during summer months. There is very little wall surface upstairs, as most of the space is tucked under the roof, and the greatest portion of the basement walls is below grade.

With these considerations in mind, it didn't seem worth the expense to build double-stud walls. Instead, I decided to focus the insulation budget on the basement and roof and to use traditional framing everywhere except the roof. There, the framers installed double offset rafters, collar ties, and kneewalls to stop thermal bridging and to add the space for a system with an extremely high R-value. Like a good hat and a pair of wool socks, the basement and roof insulation would help everything in between to stay warm.

As a custom builder, I have used all types of insulation in many different applications, and I like closed-cell foam in a wall for its high R-value. However, here I thought that I would get the most benefit from insulating the roof and basement with fiberglass. For an R-68 roof, I would need just as much framing depth for open-cell foam as for fiberglass. Closed-cell foam would have worked at about 10 in. of depth, but closed-cell foam won't allow moisture to penetrate beyond the roof sheathing. If I had a leak, I might not detect it until the sheathing was damaged, so I decided to play it safe. Fiberglass needs a tight envelope, however, which I created here by using Zip System sheathing on the walls and roof, by sealing all wall and roof pen-



To view a slide show of this home, go to FineHomebuilding.com/extras.



Home for a craftsman. Bound by tall windows that offer cliff-top views, the living room is trimmed with walnut boards that play off the white walls and oak floor. The vibrant brown color of the walnut (inset) is the result of air-drying rather than kiln-drying.





etrations with caulk or canned foam, and by spraying the rim joists with closed-cell foam.

Below the roof, I insulated the 2x6 sidewalls with R-21 batts and included a layer of XPS (extruded polystyrene) foam in the headers. I also wrapped the interior foundation walls with a 2-in. layer of XPS and placed a 6-in.-thick layer beneath the slab. To increase the R-value of the basement, I framed 2x4 perimeter walls filled with R-21 batts.

An uncomplicated path to comfort

The HVAC system is a water-to-water geothermal unit that feeds radiant tubing in

the basement slab as well as five wall-hung fan units. The ductless system takes up very little space and allows for compact framing cavities. As a less expensive alternative to an ERV, I used 600-cfm bath fans and a through-wall fresh-air intake in the basement stairwell.

The house is easy to condition, and overall, it has proven to be an energy-efficient, low-maintenance home. During winter, the cold air is tempered by the warm air rising from the radiant-heat slab in the basement. In summer, the warm air mixes with cool basement temperatures.

Building my own home was exciting. I could make decisions quickly and move the project along without all the usual communications between homeowner, architect, and builder. I also enjoyed doing all of the interior trimwork myself, something I don't get to do much anymore. Finally, I appreciated having to figure out how to get the most bang for the buck in today's world of high building costs. □

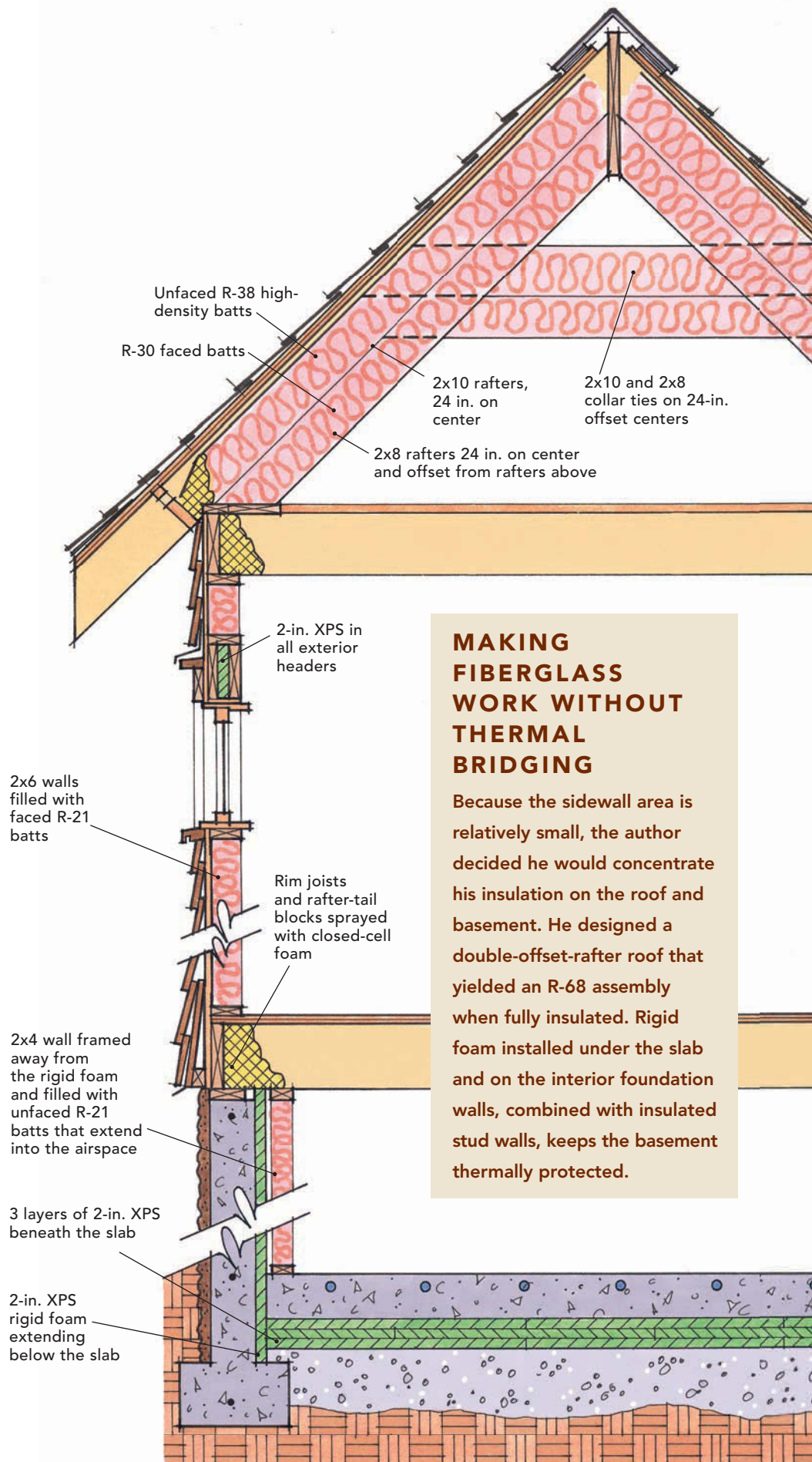
Pete Mollica builds custom houses in Monteagle, Tenn. Photos by Charles Bickford.

More than meets the eye. By siting the house at the crest of the hill, the author was able to design the house so that its bulk was concealed on the downhill side of the slope.



SPECS

Bedrooms: 3
Bathrooms: 2½
Size: 2700 sq. ft.
Cost: \$182 per sq. ft.
Completed: 2013
Location: Monteagle, Tenn.
Cabinets: Keel Cabinets
Designer/builder: Pete Mollica



MAKING FIBERGLASS WORK WITHOUT THERMAL BRIDGING

Because the sidewall area is relatively small, the author decided he would concentrate his insulation on the roof and basement. He designed a double-offset-rafter roof that yielded an R-68 assembly when fully insulated. Rigid foam installed under the slab and on the interior foundation walls, combined with insulated stud walls, keeps the basement thermally protected.

Mountaintop

This 440-sq.-ft. house shows that well-designed homes can be comfortable and inviting no matter what their size

BY MAUREEN FRIEDMAN

Used as a guest house and work studio, this one-bedroom, one-bath house has an inviting open floor plan, is finished and furnished simply yet elegantly, and is filled with natural light. Sited on uneven terrain behind the main house, the little retreat is more like an elegant tree house. It is built on wood posts and raised approximately 14 ft. over the bank of a ravine. To stand up to harsh Vermont winters, the exterior is sided with James Hardie Artisan Collection cementboard and topped with a painted-steel standing-seam roof; the house is insulated with both spray foam and rigid foam. The custom-built entry door of reclaimed hemlock



Architect Brad Rabinowitz Architect, Burlington, Vt.; bradrabinowitzarchitect.com

Builder Naylor & Breen, Brandon, Vt.; naylorbreen.com

Structural engineer Harris Structural Engineering, Essex Junction, Vt.; harris-eng.com

Tile installation Abatiello Design Center, Rutland, Vt.



Tree House

is accessed via a bridge at grade level. The bridge and the deck are constructed of ipé planks with mahogany railings and have a Penofin finish. An array of natural materials create a cozy interior: Pine paneling was used for the walls, ceilings, and cabinetry at the fireplace. The exposed structural beams are fir. The entry floor and fireplace surround are tiled with African Blaze Indian

slate. The interior doors and custom kitchen cabinetry are clear vertical-grain western fir. The kitchen backsplash is a mix of glass and stone tile, and the counter is Marron Dubois polished granite. The wood flooring is reclaimed hemlock boards. □

Maureen Friedman is administrative assistant.

BARE NECESSITIES

The use of a limited palette of colors and natural materials starts in the open common areas and continues to the bedroom and bathroom. The original machine marks are visible in the finish of the reclaimed hemlock floorboards. The living-room chandelier is made of copper and steel wire and rods; the shades are made from brown beer



bottles. Clear tongue-and-groove pine is also used on the bathroom ceiling and on the bedroom ceiling and walls. The pine received a coat of light stain prior to installation to enhance the variations from board to board. The bedroom's light fixtures were made from gas piping and fittings. A variety of tiles were used in the bathroom and adjoining shower room. The shower walls are porcelain tile, and the floor is tumbled onyx pebbles. The bathroom floor is a slate and onyx blend in a basketweave pattern, and the walls are Jerusalem Gold limestone with 2x2 accent tiles of African Blaze Indian slate. The vanity is topped with honed black slate. The bathroom sconce was fabricated with vintage glass insulators.

**FRONT DOOR AND
KITCHEN CABINETRY**
hawkhillvt.com

TILE
northcountrytile.net

**CHANDELIER AND
LIGHTING FIXTURES**
conantmetal
andlight.com

WINDOWS
marvin.com

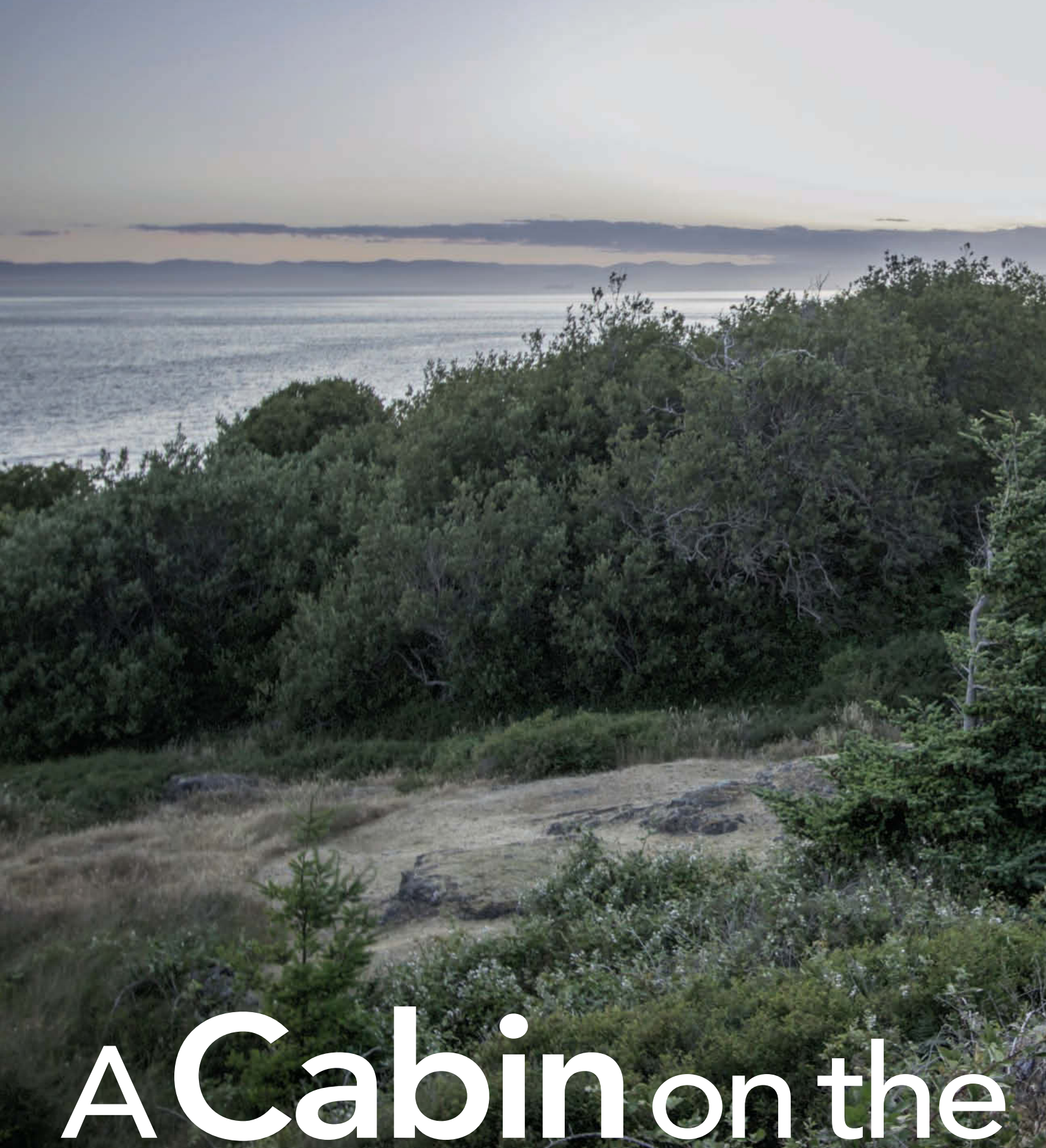
**WOOD-BURNING
FIREPLACE INSERT**
icc-rsf.com

PLUMBING FIXTURES
duravit.us
hansgrohe-int.com
waterworks.com

INTERIOR HARDWARE
rockymountain
hardware.com

CEMENTBOARD
jameshardie.com

Bird's-eye views. A wall of glass at the end of the main living area allows for expansive views of the deck and the woods beyond. Though this house is small, it hardly seems so, perched in the trees with its sweeping forest views and the sound of the stream below.



A Cabin on the

This small home on San Juan Island is tied closely to its landscape through smart and creative design solutions

BY GEOFFREY PRENTISS



Coast

Sheltered. The cabin, which is accessed by a simple two-track drive and a short walk, is nestled into a small ravine for protection against the elements and to provide solitude and privacy.



Our client Sandra is a thoughtful woman who carefully considers what she surrounds herself with. Her ethos has always been to live a minimalist life: to have one nicely considered possession rather than lots of options; one handsome jacket rather than a closet full of them; one lovely vase; one small, well-designed house rather than an excessively large one with extra rooms she may never use. She believes in quality in all things over quantity in anything. A great deal of patience is necessary to achieve this lifestyle. So when it came time to build her own home, she could either have built a home quickly with lesser-quality materials and construction, or have been patient and built the finest home she could as she garnered the resources. She chose the latter. To do so, she lived for years on this five-acre site on the west coast of Washington's San Juan Island in a 16-ft. camping trailer, which rocked in the wind as her new home slowly came together.

Suited to the site

Sandra cherishes the western part of the island for its calmness and tranquility. Far removed from the crush of summer tourists that frequent other parts of the island, this new home is blasted by winter storms and charred by the summer sun, but it feels much like the San Juan Island of old, prior to the substantial development in the past decades. This ruggedness conjures a vital connection between the home and its natural setting.

Despite the area's remoteness, development has been encroaching slowly. Numerous summer houses sit on the most prominent pieces of land with almost no cover of vegetation. In order to achieve a wonderful sense of



GRACEFULLY PLANNED

Carving the eastern corner out of the rectangular footprint created a sheltered and welcoming entry into the living room. The kitchen and bath occupy the north side of the home, allowing the sole bedroom to have western views and daylight access.



SPECS

Bedrooms: 1

Bathrooms: 1

Size: 632 sq. ft., plus a 320-sq.-ft. storage and laundry room

Cost: \$315 per sq. ft.

Completed: 2012

Location: San Juan Island, Wash.

Architect: Prentiss Architects

Builder: Giovanni Giustina



WINDOWS
loewen.com

WOODSTOVE
us.rais.com

Open living. The living room captures a southern ocean view through large windows that help condition the space through solar gain and make it feel expansive through increased daylight and extended sightlines.

being alone in the wild, we tucked the new house into a small ravine. From here, Sandra could still take in the magnificent site without the distraction of the nearby houses. Because this is her primary home, it was also an asset to nestle the structure into an area protected from extreme weather.

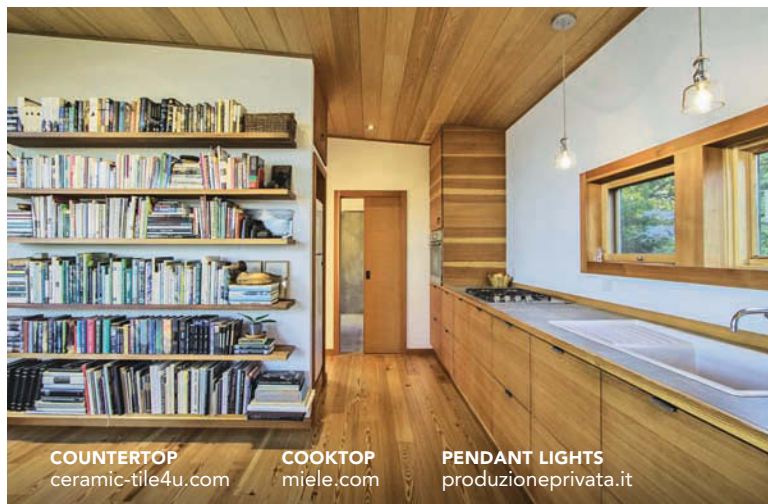
Due to the unique siting of the house, we had to plan carefully how Sandra and her guests would approach and enter the home. We created a narrow path to the front door that twists up from the parking area over a rock ridge, then over rock formations and between low-hanging, whiplashed Douglas-fir branches and clumps of snowberry. We used a temporary construction road to build the house, which then was returned to native shrubs after completion of the project. This allowed the entry route to be nothing more than a path that the deer would make. No

gravel, no imposed materials—just a narrow footpath winding over the natural landscape.

Expansive by design

For reasons of cost and aesthetics, we decided to keep the footprint a simple, small rectangle. By using the natural drop of the land to the north, we were able to grab 320 sq. ft. for basement storage and laundry. However, we could not provide internal access to the lower space, as that would have taken up too much room and added additional expense.

The most budget-friendly arrangement meant constraining the kitchen to a single line on the back wall, which allowed the single main room to be open. We borrowed all we could from the outdoors to make the small rooms feel spacious. For instance, we designed floor-to-ceiling windows that wrap the corners of the home to enhance views to



A linear layout. The kitchen, with its simple and abundant base-cabinet storage, extends past the living room to create a nook for the oven and refrigerator and to create private entries for the bedroom and bathroom.

Small luxury. The four-piece bathroom feels far larger than it is due to the windows that wrap its outside corner and a barrier-free shower surrounded by curtains rather than fixed walls.

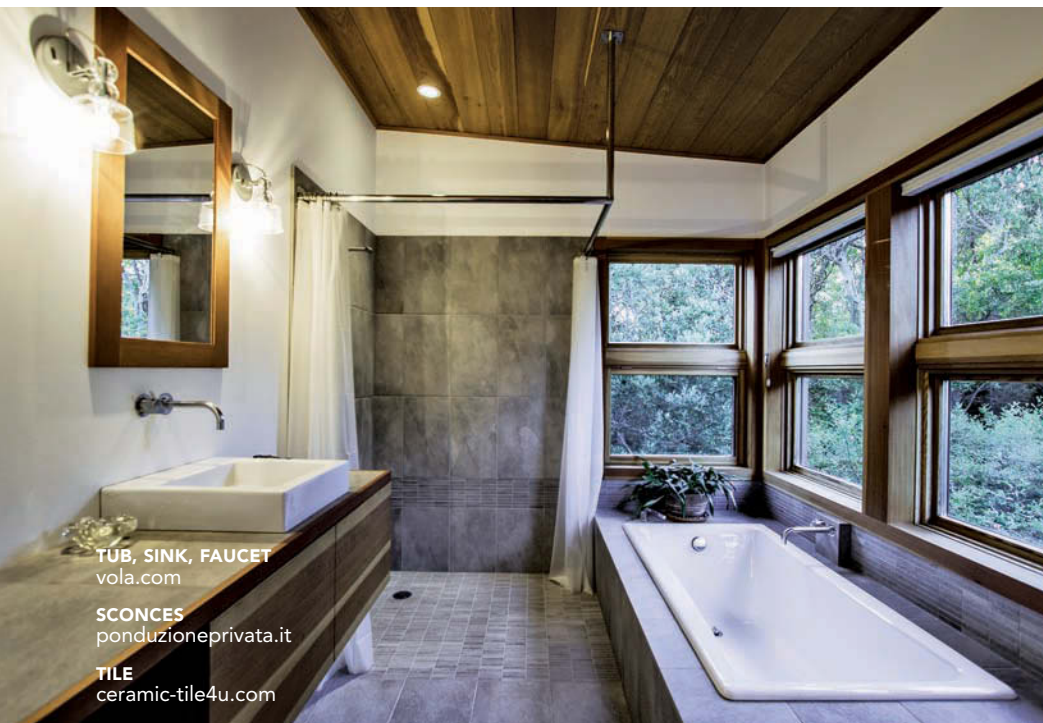
the outside, provide daylight inside, and enable long sightlines through the interior. We also designed a mono-pitch roof angling up toward the view to evoke a sense of openness.

Organizing the floor plan, which is divided into three primary areas, was simple in some ways and complex in others. The bedroom and bathroom could not open into the main room, but there was no space for a conventional hall. I also didn't want the fridge to face into the main room. We resolved these challenges by extending the kitchen and using the resulting nook as a transitional space, with the bedroom door tucked behind the fridge and the bath door beyond.

Low-impact living

Small homes are already more energy efficient by not having to keep excess square footage at a comfortable temperature. Additionally, Sandra's intention was to live lightly, which led us to create a home that has an environmental and energy impact as unobtrusive as its form. Its solar gain in the winter is significant enough that Sandra rarely uses the radiant heaters or the woodstove. The 8-in.-thick walls and a living roof help make for a consistent and comfortable climate inside. Sandra chose recycled Douglas fir for the floor and ceiling, an on-demand water heater, and triple-glazed windows on the north side of the house. The cedar siding, which Sandra is allowing to age naturally, requires little maintenance and provides a natural-looking home that blends into the landscape. □

Geoffrey Prentiss is the principal of Prentiss Architects in Seattle. Photos by Adam Michael Waldo.



TUB, SINK, FAUCET
vola.com

SCONCES
produzioneprivata.it

TILE
ceramic-tile4u.com





The best of **FineHomebuilding**

Small Homes

Downtown living

- 52** A tiny addition for a growing family
- 56** The house out back
- 60** Ranch redux
- 64** Inside a model remodel
- 70** Texas transformation

A Tiny Addition for



Dining, living, office, laundry, bathing, sleeping, and storage space built in just 650 sq. ft.

BY TINA GOVAN

My husband and I moved into our 1923 bungalow in downtown Raleigh, N.C., as a young couple. Ten years, two children, and one dog later, the house had become cramped. Having lived in Japan, we were accustomed to tight quarters, but the constraints of 1000 sq. ft. had become too great, especially with the added demands of my home office. We chose to add on to our home instead of moving, but we had a lot of needs to accommodate and not a lot of space to do so.

For two years, I worked as an architect in Japan and admired how the Japanese were able to introduce a sense of expansiveness within the smallest of structures. Through my observations there, I developed many of my own design ideas. With a strong reliance on those strategies, I approached the challenge of designing our tiny addition.

Soft spatial boundaries allow multiuse spaces

Using changes in ceiling height, floor level, or materials; using partial or sliding walls rather than solid, full-height ones; using pocket doors rather than swinging doors; and carving niches within larger spaces are all strategies I used for distinguishing spaces in a softer way.

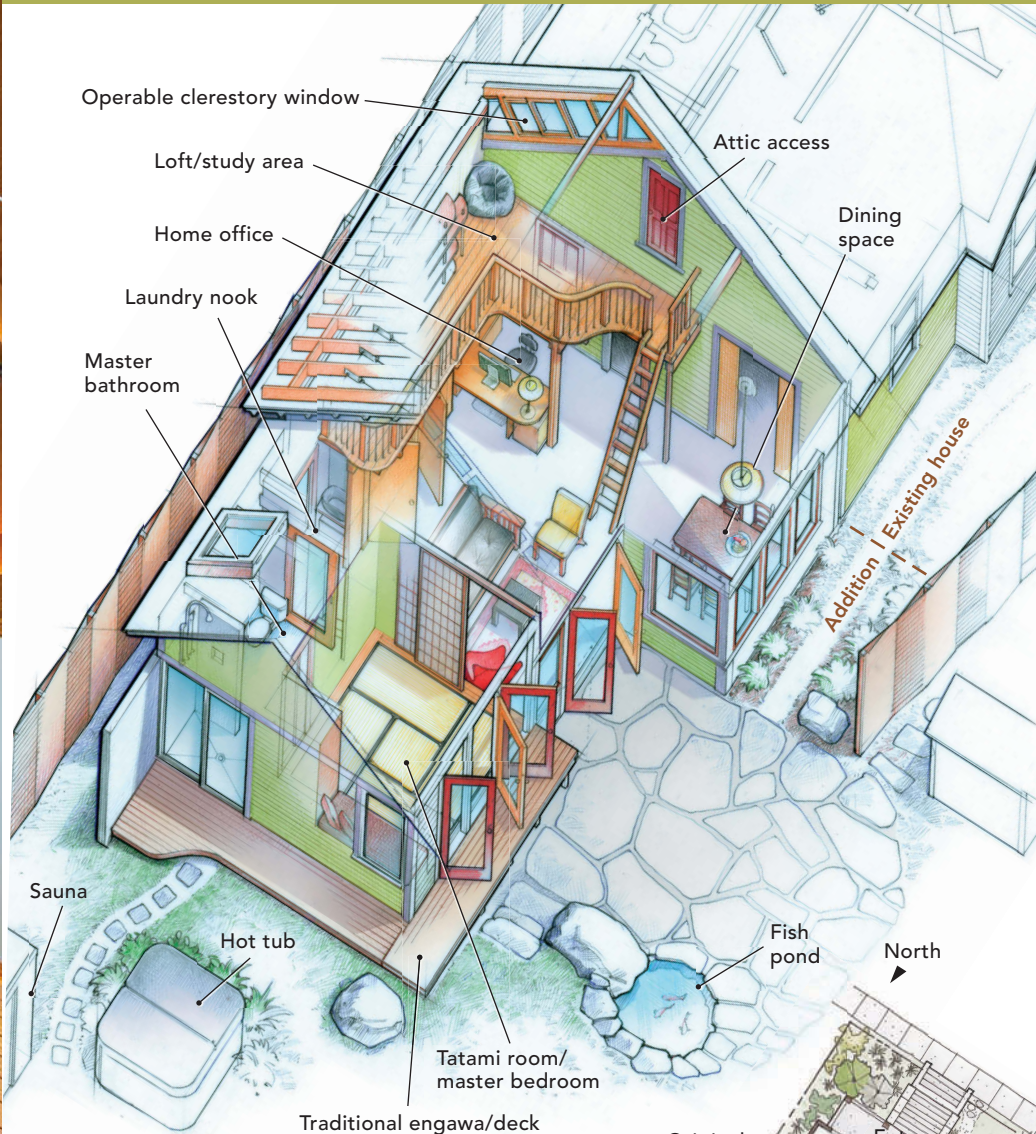
The main common room, or plaza, of the addition needed to serve a wide range of functions. To keep the area open and to avoid separate rooms for each use, I created small but distinctive spaces along the edges of a high central living area.

One corner of the addition provides a dining space surrounded by a bank of windows, while the other accommodates my home office. The tatami room (our new bedroom) is raised several steps above



Free-flowing and functional. The addition is not defined by rooms and walls, but by open spaces that serve a variety of tasks. Southern yellow pine adds rich trim details throughout, while a roof comprised of rigid-foam insulation, A/C plywood, and cable collar ties helps to keep the bones of the structure in focus.

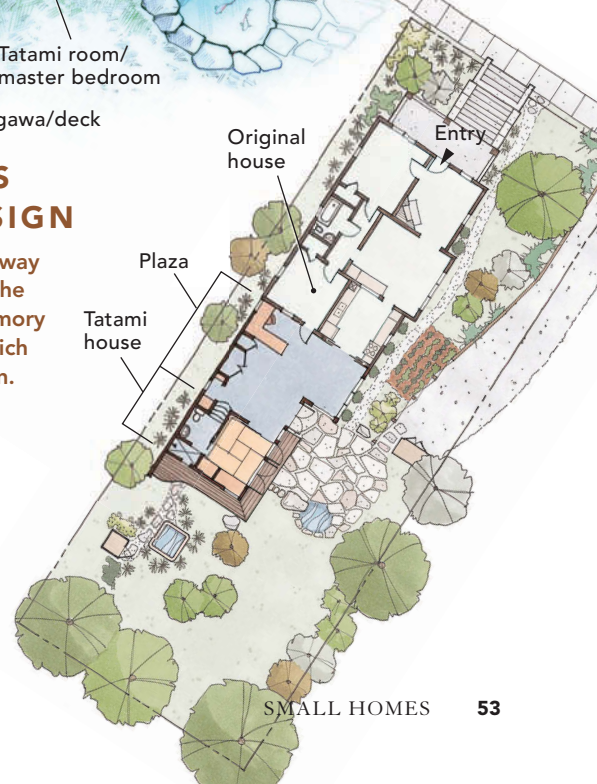
a Growing Family



JAPANESE CONCEPTS YIELD A UNIQUE DESIGN

I wanted to add on to our home in a way that would maintain the integrity of the original bungalow and honor the memory of our much-used backyard patio, which would be lost to the new construction. The overall concept for the addition developed as a kind of plaza, with two houses facing into it: the tatami house and the original house, each covered in exterior siding, giving an indoor/outdoor quality to the space between them.

0 8 16 32 ft.



LIGHT BRINGS THE SPACE TO LIFE

Carefully placed windows draw sunlight deep into the addition, illuminating interior details, shapes, and textures. Wherever light enters the space, an equally valuable view extends out.

Large windows strengthen the indoor/outdoor connection, while a thin window in the dining space marks the transition between the old house and the new addition.



Connected but separate. Along with matching French doors, the large windows of the main living space offer a nearly uninterrupted view of the patio, fish pond, and yard. Clerestory windows in each gable cast a blanket of light and provide views of treetops near and far.

the main living area. Tucked into another corner is a stacked washer/dryer unit that is hidden behind a sliding plywood panel held in place with a simple wooden peg. A counter and hamper sit opposite. This design allows the laundry area to coexist with more-public spaces, and it also saves valuable square footage.

Another example of this kind of space is the loft, which wraps two sides of the plaza. It allows us to inhabit the high volume of the room and serves as a private getaway with a small library and its own view of life below.

Softer boundaries also affect the family dynamic. By having one common space with smaller spaces carved within it, we can be together as a family yet remain comfortably separate, engaged in different activities.

Flexibility and long views make the house work

In a continued effort to keep the house open, I was faced with a huge dilemma: How could I add a private master bedroom and bathroom to the back of the house without blocking views, light, and access to the backyard? I wondered if a space could be both public and private.

Again, drawing from my experience in Japan, I chose to loosen the idea of “bedroom” and treat it as a space that could accommodate private use at night and other uses during the day. A traditional tatami room offered the flexibility I wanted. Custom-made shoji screens disappear for openness or slide out for privacy while still allowing light to penetrate. This room makes possible long sight-

lines, which would otherwise have been cut off by a traditional bedroom. What might have been a solid box is now open, providing a place for sleep, yoga, after-sauna relaxation, or as we have discovered, a stage for our kids. The ability to open this “private” bedroom to other functions, as well as to sunlight, views, and access to the outside, is absolutely essential in making our small house feel spacious.

Similarly, the master bathroom was built along a short hallway leading to the outdoor hot tub and sauna. When needed, the bathroom is transformed into a private area by sliding a frosted-glass door out from behind the toilet. This door does double duty as a cabinet door, covering storage shelves above the toilet when open and allowing access to them when shut.



Breaking the barrier between indoor and outdoor spaces. The tatami room's three doors open to the deck and patio, expanding the room's feel.



To see more photos and hear Tina Govan discuss this project, go to **FineHomebuilding.com/extras.**

Hidden storage areas increase space efficiency

Keeping our addition organized is crucial. Typically, opportunities for storage lie under stairs, under roof eaves, above and below window seats, and in other often-overlooked areas. By building thicker walls, you can tuck a bookcase, a linen closet, or a stacked washer/dryer into a hallway or niche.

In our project, I took advantage of as many storage opportunities as possible. By thickening the back wall of the tatami room, I was able to add a built-in window seat and closet to provide storage for our bed (a futon) and for clothes. This built-in assembly is below a large storage shelf for books and CDs. The attic space above the tatami room, which is accessed by a stepladder and sliding panels

high in the master bathroom, keeps sweaters, jackets, and other winter items. Also, three large closets sit below the much-used loft, which has given new use and easy access to what once was a nearly inaccessible attic.

Outdoor rooms increase usable square footage

On our tight 50-ft. by 130-ft. city lot, efficient use of outdoor space is important. The placement of a patio immediately outside the common room and of a wraparound deck (known as an *engawa* in Japan) outside the tatami room allows doors to be flung open and interior spaces to spill outdoors. Similarly, the bathroom is continuous with the garden through sliding-glass doors and a concrete wall that extends out.

By building a fence to surround the house, we were able to define outdoor living “rooms.” Paradoxically, this fence makes the yard feel larger rather than smaller and allowed us to create intimate gardens between the house and the property border.

In the same way that fences can create a private oasis in the midst of a dense neighborhood, carefully planned windows can edit out the visual clutter of immediate neighbors and focus attention on selected pieces of the landscape. You can achieve a sense of space as well as privacy both inside and out, with neighbors just feet away. Density need not feel dense. □

Tina Govan is an architect in Raleigh, N.C. Photos by James West, except where noted.



The House Out Back

A Seattle backyard cottage demonstrates lessons in smart small-home design

BY TIM HAMMER

When Kate initially contacted me, her property consisted of a large lot with a 650-sq.-ft. one-bedroom home and a dilapidated shed in the backyard. The home was a bit on the small side for the lot, for the growing neighborhood, and for Kate's changing needs. She often received solicitations from builders wishing to buy her property, tear down the home, and replace it with something much larger. Kate, however, had different ideas for how her property could best be used.

While her small home satisfied most of her needs, she desired an additional space that could serve a variety of uses: an art studio, a place to play music, and a location for working on bicycles. It needed

to have a bathroom and enough polish to pass muster as guest quarters when she had friends or family in town. Rather than add on to the existing home, Kate's initial plan was to renovate the shed and add a small bath to it. It was with this idea that she first approached me. At the same time, though, there was a change underway in Seattle's land-use laws that would allow Kate to elevate her vision of a humble remodeled shed to a new backyard cottage fit for full-time living.

The cottage concept

As Kate and I began discussing her project, the city of Seattle was on the cusp of passing an ordinance that would allow homeowners





Built to last. The home's simple gable form is intended to give it a traditional quality. At the same time, modern materials such as fiber-cement panels, aluminum-clad windows, and a standing-seam metal roof skew the style toward contemporary and help the home to withstand the weather of the Pacific Northwest.

SPECS

Bedrooms: 1

Bathrooms: 1

Size: 550 sq. ft.

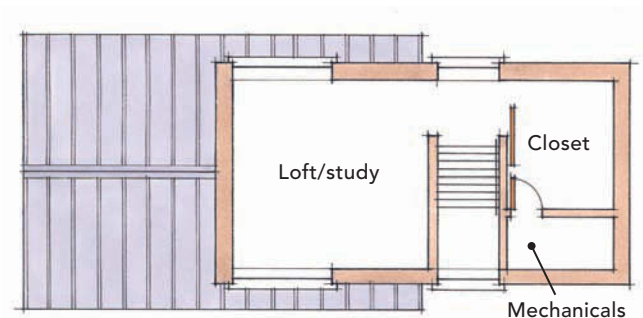
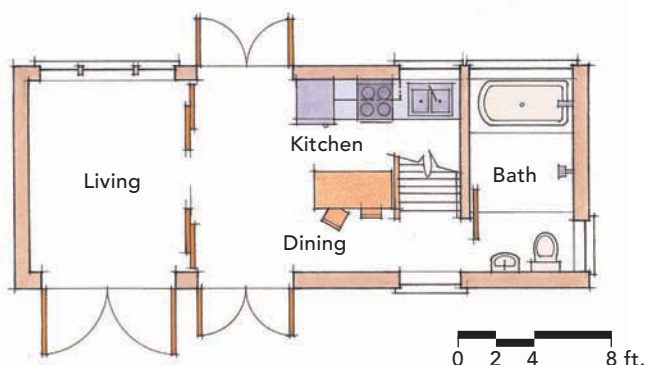
Cost: \$290 per sq. ft.

Completed: 2013

Location: Seattle

Architect: Tim Hammer, CAST architecture

Builder: Owner



FOUR WAYS TO MAKE THE

This small home lives well through several universally applicable



1 An open floor plan provides clear visual connections throughout the spaces, which keeps it from feeling confined. A small dining area in the center of the home is flanked by French doors on each side to maintain an impression of depth and openness. The living room beyond the dining space has a vaulted ceiling and large rolling doors with etched glass panes that can be closed for privacy.

2 Abundant natural light is a key tenet for helping this modest space feel more expansive. Every opportunity for filling the cottage with light was taken advantage of; floor-to-ceiling windows, glass walls, and a stairway with floating treads all contribute to a sense of airiness and light.

in single-family zones to construct backyard cottages, also known as detached accessory dwelling units (DADUs), on their property. These cottages were to be legally rentable small homes of 800 sq. ft. or less. The hope was that the ordinance would allow existing and potential homeowners a means to offset some of the high costs of property ownership in the city as well as provide the growing population with a much needed boost in available rental housing inventories and typologies.

For Kate, the new ordinance opened up the potential to build a structure that could accommodate her needs and provide a source of income as a rental unit if she wished. This newfound flexibility altered the scope of work. Instead of remodeling

the shed, we removed it from the site and designed a 550-sq.-ft. cottage with an open floor plan. The layout of the first floor is organized to accommodate a range of uses, and a second-story sleeping loft and study, accessed by steep but code-approved stairs, provides guests a place to stay and makes the home viable for a potential tenant.

Siting for privacy

It was important to Kate that the cottage not intrude on the main home or on the neighbors, particularly if in use as a rental. With that in mind, we divided her yard into conceptual zones.

The public areas of the cottage were oriented to the southeast corner of the backyard to be in sync with the location of the kitchen

and dining room in the existing house. This enabled us to create a “public” yard and patio between the two houses that both properties could share.

Separate outdoor areas were established as “private” yards adjacent to private areas of the homes, such as bedrooms.

The cottage also takes advantage of a 4-ft.-high retaining wall that runs along the back property line. This retaining wall and fence above provide a private “pocket yard,” a 5-ft.-wide by 30-ft.-long space that the cottage’s dining room and bathroom open to.

Balancing style

The shape and lines of the new cottage lean toward the more traditional end of the style spectrum, both to be in harmony with the

MOST OF SMALL SPACES

design elements that can enhance the quality of any home of any size.



3 Extra room devoted to areas that can enhance comfort and joy is valuable even in small homes. Although it was a splurge in terms of space, the owner sought a bathroom that was large enough to accommodate a soaking tub. The result is a space suited to winding down and enjoying a moment of solitude.



4 Outdoor access increases the livable footprint of the home in good weather. French doors in the living room and dining area open onto the shared public yard space, while French doors on the opposite side of the home open into a private garden.

existing home and to take advantage of a height bonus that the cottage ordinance grants for gable-roof forms. The arrangement of the spaces and the window selection and placement are on the more contemporary end of the spectrum. The goal was a balance between classic form and new ideas. We wanted the finished home to fit in as comfortably in the old Seattle as it does in the new.

Exterior materials are intended to be simple, honest, and long-lasting with minimal upkeep. Fiber-cement panels wrap the weather-prone base of the home, keeping the clear cedar siding above the splash zone of the region's frequent rains. Aluminum-clad windows and a standing-seam metal roof were selected for superior durability. Gal-

vanized half-round gutters and black trim help tie together the simple palette. All of the elements add up to a home that we believe exudes a humble attractiveness.

In addition to creating additional space for her needs, Kate wanted to do so in a manner that was mindful of resource use and the impact on the environment. Early in the design process, recycled-fir columns, beams, and car decking were sourced from an old warehouse that had been dismantled recently. Plumbing fixtures, sinks, lights, and other materials were culled from the many recycled-building-material warehouses that have sprung up throughout Seattle. The aged timbers and vintage fittings give the space a warmth and sense of time that belie the true age of the cottage.

Taking stock

Small homes force designers and their clients to take a hard look at what is needed and then to separate that from what is wanted. So often we get caught up in the idea that more space or more things will improve our lives and the livability of our homes. When we take the time to consider carefully how we use our homes, particularly in the context of how we spend our time, we find that less really is more. At the same time, I don't believe that small spaces need to be monastic or to deprive their inhabitants of beauty, comfort, or a sense of spaciousness. □

Tim Hammer is a principal at CAST architecture in Seattle. Photos by Stefan Hampden, courtesy of CAST architecture.

Ranch Redux

A two-phase renovation changes this house from outdated to outstanding

BY MAUREEN FRIEDMAN

On a tight budget and even tighter schedule, this 1930s ranch in Austin, Texas, was transformed into a spacious and bright modern residence. To allow the owner to move in quickly, the first phase of the redesign called for the remodeling of the existing 1100-sq.-ft. home. Within the two-month period allotted for reconstruction, the walls separating the kitchen and dining room from the living room were removed, new kitchen cabinets and overhead lighting were installed, and the two bathrooms original to the house were remodeled. Built-in bookcases flanking the fireplace were removed, and the fireplace surround was refaced. The existing hardwood floors were refinished, and the walls and ceilings were painted a bright, clean white.

After the owner settled in, the second phase of the renovation began. This phase called for converting the existing 400-sq.-ft. carport into a media room and an office. New walls and windows to enclose the space were tied into the original roof and back wall. Sealed concrete was used for the media-room steps and floor. The siding on the new exterior walls was selected to complement the original wood cladding on the main portion of the house.

Maureen Friedman is administrative assistant. Photos by Coles Hairston (coleshairston.com).



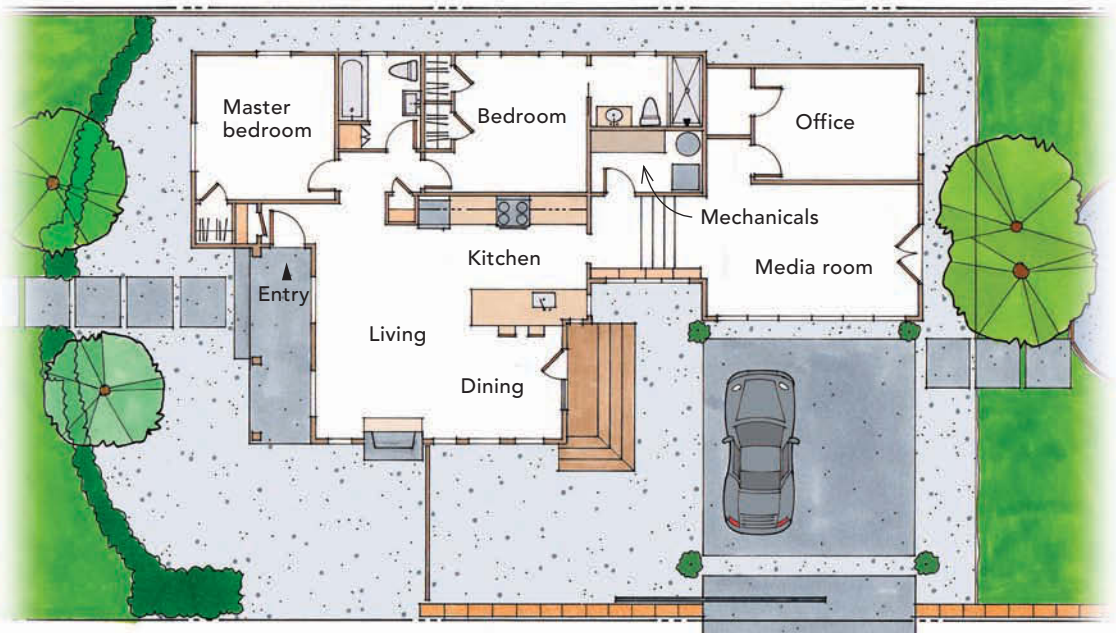


TEAMWORK IS KEY

As the “before” photographs show, the yard also underwent a significant transformation.

The builder, the landscaper, and the architect worked together to come up with a landscape plan that would be unaffected during the second phase of construction.

0 2 4 8 ft.



GOODBYE WALLS, HELLO LIGHT

Two interior walls separating the kitchen from the dining and living rooms were removed. Replacing the existing kitchen cabinets with budget-friendly ones from Ikea allowed the homeowner to splurge on Carrara-marble countertops. White-painted walls, lots of natural and installed light, and a French door leading from the dining room to the yard add to the contemporary feel of the newly open space.



KITCHEN CABINETS
ikea.com

COUNTERTOPS
Carrara marble

REFRIGERATOR, STOVE, MICROWAVE
kitchenaid.com

SINK
franke.com

FAUCET
grohe.com

BARSTOOLS
emeco.net

FRENCH DOOR
simpsondoor.com

CHANDELIER OVER STAIRS
custom

MEDIA-ROOM WINDOWS
marvin.com

Architecture and interior design Patrick Ousey and Pam Chandler, FAB Architecture, Austin, Texas; fabarchitecture.com

Builder Texas Construction Company, Austin, Texas; txconstruct.com

Landscape design Pearson Landscape Services, Austin, Texas; pearsonlandscape.com



**Still charming,
now modern.**

Renovations to the living room were minimal. The house's original character was preserved, but the interior was modernized to suit the owner's lifestyle. The existing hardwood floors were refinished, and the fireplace surround was redressed with locally quarried limestone.

Room to relax. For storage and visual interest, a built-in was added to the stairway wall between the original and the new areas of the house. The crisp white walls and ceiling, contemporary furniture, and flat-screen television tucked into a recess in the wall all contribute to the inviting atmosphere of the new space.



Inside a Model

A small addition and a savvy design transform a small California bungalow

BY KRISTA BECKER

As an architect, I've been fortunate to be involved in a variety of projects throughout my career—everything from high-rises to hospitals. Most recently, I've been focused on large-scale civic work—specifically, designing embassies around the world. The work is both demanding and rewarding, and it requires a considerable amount of travel. But as every trip nears its end, I look forward to returning to the small bungalow I've called home for the past 15 years in the Sunset Park area of Santa Monica, Calif.

My home was originally built in 1939 as part of a collection of houses constructed for the employees of the nearby Douglas Aircraft Company, renowned for producing the Douglas World Cruiser, the first aircraft to circumnavigate the globe (in 1924).

I was attracted to the house because of its appropriately sized rooms, its good bones, and its well-conceived layout. Public spaces were organized on one side of the house and private spaces on the other. The house met my needs at the time, and I felt it had the core elements that would yield plentiful design opportunities sometime down the road.

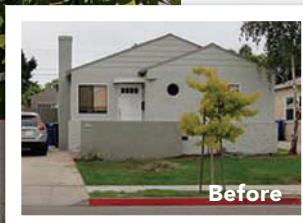
As the years went by, my family grew, and so did the demands on our home. That “sometime down the road” was now at our doorstep, and I decided it was time for a redesign. Despite my extensive work in architecture, this remodel would be my very first residential project.

An ordinary wish list

Over the years, I often considered how I wanted our home to live. For instance, I've always wanted a house with a strong con-



Remodel



Before

WHY IT WORKS

Organizing the new floor plan to create a contiguous living area made the home feel expansive, while providing the practical benefit of easier child supervision. The private spaces—bedrooms and bathrooms—are placed along a central circulation loop around the new stair, which provides access to the new master suite on the second floor. Should access to the master suite ever become an issue, the full bath and main-floor bedrooms can accommodate single-floor living.

SPECS

Bedrooms: original, 2; renovated, 3

Bathrooms: 2

Size: original, 1067 sq. ft.; renovated, 1565 sq. ft.

Cost: \$186 per sq. ft.

Year built: original, 1939; renovated, 2012

Location: Santa Monica, Calif.

Architect: Krista Becker, FAIA

Builders: Klaus Becker Construction; Pandro Sokolow Construction, pandrosokolow.com

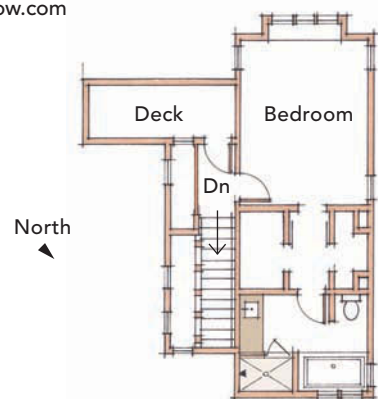
0 4 8 16 ft.



Original first floor



Renovated first floor



New second floor

North

Fine Homebuilding
**HOUSES
AWARD**

This project was *Fine Homebuilding's* best remodel of the year in 2014.

For more information about our annual HOUSES awards, go to FineHomebuilding.com/houses.

REMODEL **MUST-HAVES**

VIEWS Wherever daylight is brought in, views extend out and help to expand the sense of space. In this home, window head heights were raised beyond the standard 6 ft. 8 in. to 7 ft. 2 in., a subtle adjustment with a substantial impact. Windowsills were extended as close to adjacent surfaces as possible, and glazed doors were added to reduce the sense of a physical boundary between the outdoors and the indoors.



Command central. The kitchen is the hub of activity. The island, with a Caesarstone Quartz Reflection top, is lit by three Bega pendants. It's designed to be used as a breakfast bar, a prep space, and a worktable.



FINISHES A simple palette lends itself to small homes by allowing spaces to flow seamlessly into each other. All the main-floor spaces in this home were painted with Sherwin-Williams Duration in satin First Star gray paint. Products and materials were selected for their durability and ease of maintenance. BrookHaven cabinetry by Woodmode and Caesarstone countertops, for instance, can be found throughout the home. Keeping the materials consistent establishes continuity.

nection to its backyard, which is the largest “room” in the house here in Southern California. I wanted a welcoming entry, an open kitchen with a large island, and a master suite with a deep soaking tub. I wanted all of the spaces to be finished with beautiful, low-maintenance materials. I envisioned a bright interior, with daylight pouring through windows that also provided views of our yard.

I craved the convenience of a laundry room and the luxury of a room that could serve as an office and as a bedroom for guests. Finally, I wanted a flexible space for my son to play in that wouldn’t dominate the house.

Although our original house was only a touch beyond 1000 sq. ft., I was able to achieve everything on my wish list with minimal expansion. A 158-sq.-ft. addition to the

back of the house and a 340-sq.-ft. second-story addition were among the subtle moves that transformed our small bungalow into a spacious family-friendly home.

Gaining access through an open plan

Any family with kids values the importance of a layout that maximizes visual access to all parts of the house. But like those of many



CABINETS
wood-mode.com

COUNTERTOP
caesarstoneus.com

KITCHEN PENDANT
bega-us.com

DINING-ROOM PENDANT
louispoulsen.com

PAINT
sherwin-williams.com

STAIR PANEL
rulonco.com

OPEN SPACE Removing walls to open up a floor plan has obvious benefits. Yet too often, the spaces within that open plan are not specifically defined. Here, varying the ceiling height between the kitchen, the dining room, and the living room helps to distinguish the boundaries of each space and brings order and logic to the layout.

DAYLIGHT Daylight makes a small space feel bigger and more comfortable. To increase daylight access, a lightwell, illuminated by a south-facing window and a glazed door above, was placed next to the new stairway. Instead of a conventional stud-wall-and-rail arrangement, the stair is partly constructed with Rulon panels, a commercial ceiling product, which filter daylight into the main living spaces. The panels also provide a bit of transparency, and they increase the perceived width of the dining room.



The 7/11 stair. The new stair is based on a rise of 7 in. and a run of 11 in. This makes for a deeper but more comfortable set of stairs.



Improved entry. Turning the entry door perpendicular to the living room helped create a deliberate entry. Now, guests are welcomed slowly into the home instead of being abruptly deposited into it. With the open floor plan, they can see straight to the backyard.

older homes, our original floor plan was divided by walls. It also had some awkward details, such as an entry that deposited you directly into the living room and a rear entry set within a laundry nook in the kitchen.

I began by changing the orientation of the front door to establish a defined entry. Such a change creates subtle experiential qualities; making that change in this house wholly

improved the design and comfort of the adjacent living room.

The living room and the dining room stayed nearly the same size, and the kitchen received a small addition into the rear yard, but none of the spaces are defined by walls. To distinguish each space, I varied the ceiling heights along the length of the house. These variations suggest the boundaries of each

area, but they also keep the main floor from feeling oppressed by a massive, monotonous ceiling plane.

To increase the quality of the contiguous spaces further, I added a lightwell next to the new central stair. Both the stairwell and the lightwell draw sunlight into the house's core throughout the day. At the rear of the house, I replaced the existing back door and laundry



A MASTERFUL ADDITION

The master bedroom (above) feels grand due to its vaulted ceiling. Its window seat looks out over the backyard and patio and is the perfect spot to hide away with a book. The bath (right), with its off-center sink that creates more usable counter space, mimics the first-floor bath in fit and finish. Lightolier Vetro pendants hang above the vanity in front of an Ann Sacks Lucian Glossy Oxygen glass-tiled backsplash. Eleganza Avenue Grigio porcelain tile is on the floors and in the shower. Caesarstone tops the vanity and wraps the tub to create a clean, durable, contemporary space.



PENDANTS
lightolier.com

BACKSPLASH
annsacks.com

FLOOR
eleganzatiles.com



DESIGN VIDEO For an inside look at this home and those behind its design, visit FineHomebuilding.com/houses.

area with a wall of windows and a glass patio door to enhance the connection to the backyard. Now as you enter the house and occupy any one of the main living areas, you see not only the entire length of the house, but nearly the entire length of the property.

Better baths and bedrooms

The public spaces of the house were not the only spaces in need of an update. The private spaces also needed improvement.

The original back bedroom was expanded to create space for a new laundry room and a larger bathroom, while the front bedroom was redesigned as a multifunctional space. The window area in this front room was tripled to bring in more light, and the end wall was designed with a twin-bed-size window seat flanked by floor-to-ceiling bookcases.

The design of the new master suite was the biggest challenge. This addition occupies a small portion of the back of the house and creates a second story. Keeping the addition small and toward the rear helps to retain the house's original scale.

The first move in designing the addition was to create a sense of arrival with a small landing at the top of the new stair, complete with a bench seat and access to a small deck.

Adjacent to the landing area is the compact master bedroom, with a window seat and a vaulted ceiling that make it feel bigger than it actually is. The window seat overlooks the backyard and is a perfect spot to curl up with a book and supervise outdoor play.

The new master bathroom is located directly above the existing bath, which minimized plumbing runs and the complexity of construction. I designed both bathrooms as four-piece baths with a separate shower and an off-center sink, which provides a larger amount of usable counter space. The materials and the finishes are the same in each bath, but they are complemented with decor that clearly distinguishes my son's space from mine.

Crafting a kid-friendly home

Toys and clutter multiply with kids and can easily take over the main living spaces of a house. To counter this in my home, I con-



THE **BIGGEST** ROOM IN THE HOUSE

verted the garage into a playroom with dry-wall, a glass-panel garage door, and carpet tiles. All the toys are organized on shelves, and a train set can stay here for days without anyone tripping over it.

Inside, a small window seat at the back entrance creates a space to store art and homework projects. Hooks above the seat handle jackets and backpacks, and a magnetic whiteboard keeps birthday invitations and grocery lists organized. These versatile spaces take up very little room, but they enhance this home's redesign and make it incredibly enjoyable to live in. □

Krista Becker, FAIA, is an architect with Moore Ruble Yudell (moorerubleyudell.com) in Santa Monica, Calif. Photos by Jim Simmons, courtesy of the author, except where noted.

The remodel of the house is improved by the connection to the backyard. An outdoor living and dining space is positioned on the existing concrete patio, while the garage is repurposed as a playroom to relieve the home's living spaces of the chaos from kids at play. The house and the garage have both been finished with low-maintenance, integral-color, smooth stucco.





texas

TRANSFOR

This small 1940s bungalow was redesigned to create an open and



before

Cassidy and Emily Crocker and their daughter relocated to Austin, Texas, from Bend, Ore., where they had renovated a 3200-sq.-ft. house that had a modern open plan, lots of natural light, and plenty of space to spread out. Their former home was set amid houses that were also large, which meant deeper building setbacks that created a somewhat distant relationship between neighbors. They missed a strong sense of community and believed that a smaller house could accommodate their lifestyle just as well as their previous home.

When the Crockers began searching for a house in Austin, they sought a close-knit neighborhood with a friendly, front-porch vibe. A 1940s bungalow abutting a creek in the Travis Heights neighborhood fit the vision they had for their new house, but it would take a few strategic design moves and my firm's help to complete their idea of home.

A traditional home with typical challenges

The house the Crockers bought is a classic bungalow, with a gabled roof and front porch, lapped siding, and exposed rafter tails. It had been renovated by owners who addressed big-ticket items such as windows, foundation repairs, and a master-bath update. The exterior siding, the windows, and the overall building shape were true to the original bungalow design and well worth preserving. As tends to happen when ownership

PAINT
benjaminmoore.com
Black Berry (house)
Tropical Orange (doors)
Mascarpone (trim)
Pickle (windows)
Granite (brackets
and foundation)

MATION

comfortable contemporary home

BY CINDY BLACK

SMALL-HOME SOLUTIONS

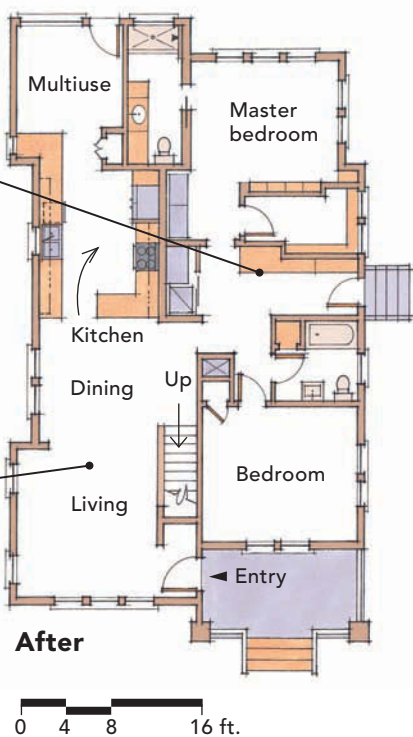
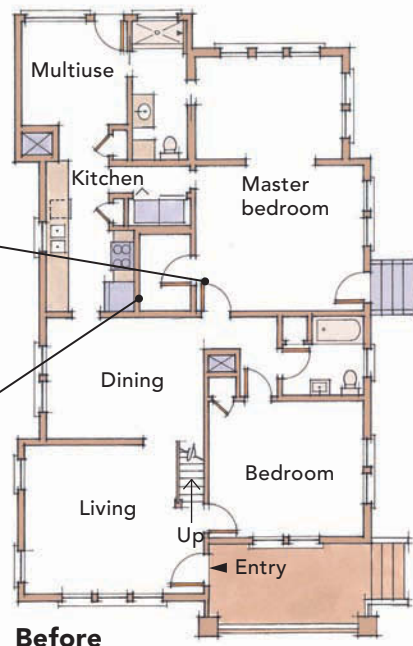
Every home has its own challenges, but there are common design elements that can be integrated into most projects to improve livability. Here are four strategies that were used to change the way this small home lives.

Replace or eliminate swinging doors. Cased openings or pocket doors conserve valuable floor space and make navigating compact floor plans easier.

Create efficient traffic patterns. Consider subtle changes, such as altering the direction of an entry stair, along with large-scale changes, such as removing walls, to open up a floor plan.

Provide dedicated spaces for common household items and devices. Entryways are typical drop-off points, so be sure to integrate cabinetry adjacent to these spaces to reduce clutter and improve comfort.

Fill spaces with flexible furniture. A dining table that expands by 2 ft. or a sectional sofa with a movable ottoman can help small spaces accommodate a variety of uses.



SPECS

Bedrooms: 2

Bathrooms: 2

Size: 1545 sq. ft., plus a 350-sq.-ft. attic loft

Completed: 2011

Location: Austin, Texas

Architect: Rick & Cindy Black Architects, rickandcindy.net

Builder: Risinger Homes, risingerhomes.com



of a house changes hands, though, each new project encompassed a series of decisions that didn't necessarily follow the path set by the last. In our case, we wanted to update the materials and finishes in the home while being sensitive to the bungalow form, and we wanted to improve the home's plan.

Big challenges lay in the arrangement of the kitchen, which was disconnected from the front-of-house living and dining areas and had a galley-style layout that limited the home's social possibilities. The laundry room was in a cramped hallway between the kitchen and master bedroom, which created privacy and noise issues for both rooms. Similarly, the side entry needed resolution, as it brought homeowners and guests into the house through the master bedroom.

Contemporary solutions

Beginning with the curbside appearance of the house, we reoriented the front-porch stair to face the front yard and make the approach to the house more welcoming. Inside the front entry, a gracious new stair to the existing loft made of reclaimed Douglas fir and pine creates a defined nook for a small dresser table that serves as a catchall.

We removed partition walls to open up the kitchen to the dining and living area, which created a more integrated common space. We also enhanced the kitchen's functionality with a new peninsula



CABINETS
ikea.com

COUNTERTOP
ikea.com

RANGE
geappliances.com

SINK
ebay.com

RANGE HOOD
geappliances.com

intended to serve as an additional worksurface as well as a spot for social gathering. We outfitted the kitchen with Ikea cabinets and added custom open shelving to streamline the look of the room and expand the visual sense of space.

To remedy the side entry, the Crockers were willing to reduce the size of the master suite to create room for a new entrance and a built-in desk that allows the space to function as a drop-off zone and a home office. The laundry was relocated to this new central hallway, too. Its stackable washer and dryer saved space that can be used for cleaning supplies and additional general storage.

Ensuring continuity from the front porch to the back porch was essential to maintaining connection to the outdoors and creating a natural flow through the common spaces. Rather than trying to create separate rooms for each function, we overlapped the uses of each space. In a small house, this focuses the patterns of life on being together in a peaceful and functional setting.

By putting effort into creating quality spaces, and not just big spaces, the Crockers created a home that accommodates their lifestyle in ways they never could have imagined. □

Cindy Black is a partner with her husband in Rick & Cindy Black Architects. Photos by Whit Preston.



Addition by subtraction. Eliminating partition walls opened the central part of the home to create a light-filled and contiguous kitchen, dining, and living space. Increasing the width of the kitchen made way for a mix of custom and Ikea cabinetry.

A moment before entry. A new custom-built staircase leading to an existing loft also creates a defined space inside the front door. Such spaces help bring order and logic to compact homes and keep them from feeling like hollow volumes filled with furniture.







The best of **FineHomebuilding**

Small Homes

Small kitchen and bath solutions

- **76** Compact kitchens
- 84** Beautiful baths
- 90** Smart storage for small spaces

Compact Kitchens

Smart design moves make these four small-house kitchens feel comfortable, not cramped

COMPILED BY DEBRA JUDGE SILBER

Regardless of the size of your home, if your kitchen is small, life inside that home is likely to feel cramped. The activities centered in today's kitchens—cooking, socializing, paying bills, doing homework—are not easily relegated to other areas of the house. Luckily, making the right design moves in a small kitchen can be almost as effective as adding square footage. The four projects highlighted here demonstrate several techniques that their architects and designers use to create airy, comfortable kitchens, even when space is at a premium.



THIS ISLAND SWAMPED ITS SMALL POND

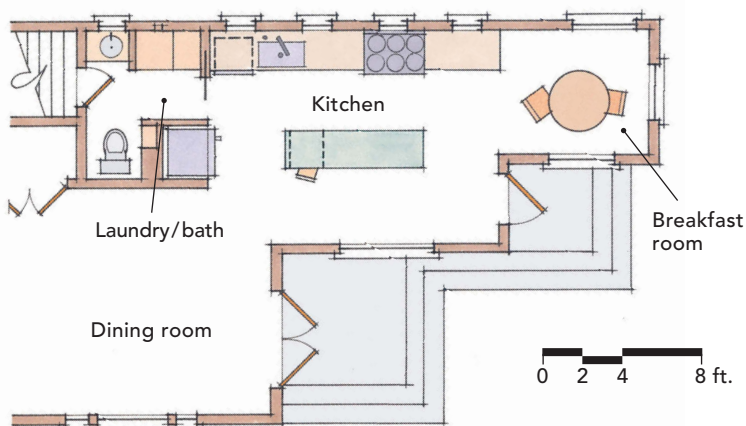
This kitchen, in an 1800-sq.-ft. Craftsman home in San Francisco, suffered from a poorly conceived remodel done in the 1980s. Work areas, including the range, were piled into an oversize island, leaving little room for additional prep areas or seating (photo left). A remodel by architect Jace Levinson and associate Gordon Popaduik trimmed the size of the island and enhanced the small space with open shelving, a calming palette, and a more graceful connection to the open spaces around it. Elements from the old kitchen that worked to expand the space visually—the clerestory windows and coffered ceiling—were justifiably retained in the remodel.





Smart design moves

- 1.** Upper cabinets stop short of the ceiling, making them less imposing.
- 2.** A coffered ceiling visually expands the room's dimensions.
- 3.** A spot of color enlivens the area without overpowering it.
- 4.** Views to the outdoors help the room feel more expansive.
- 5.** A slender island provides a prep area in proportion to the space.
- 6.** The small sink is the right size for the room.



BETTER FLOW LEADS TO BETTER FUNCTION

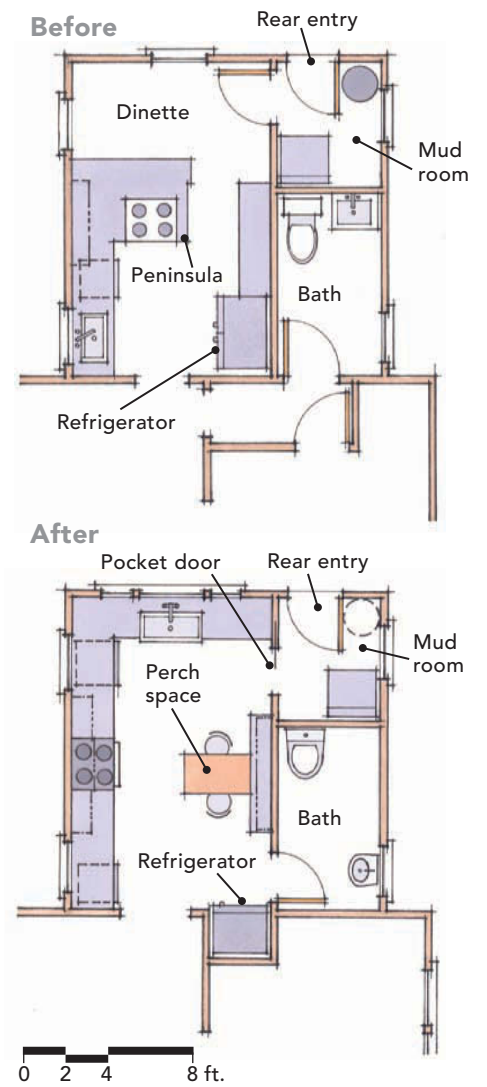


Although Toni-Ann and Neil had the energy to cook for family and friends five nights a week, the kitchen in their century-old, 1420-sq.-ft. Seattle house was hardly up to the task. The kitchen's poor layout, bad ventilation, minimal light, and cramped spaces made cooking a challenge. To cure these ills, architect Nicole Starnes Taylor first eliminated a peninsula that had separated the cooking area from the dining area. She then repositioned a bathroom door and recessed the fridge into an adjacent hallway to improve circulation and open up the space even more. Replacing a swinging door with a pocket door and raising cabinets to the ceiling also helped make the most of the kitchen's limited footprint.



Smart design moves

1. A pocket door requires less floor space than a swinging door and doesn't interfere with cabinetry.
2. Glass-front cabinets add visual depth.
3. The peninsula's see-through structure makes it appear lighter.
4. The bright palette reflects light and enhances the open feel.



Out of the way. Recessing the refrigerator into a former hallway was instrumental to improving traffic flow.





before

A GALLEY APPROACH SETS THIS SMALL KITCHEN STRAIGHT

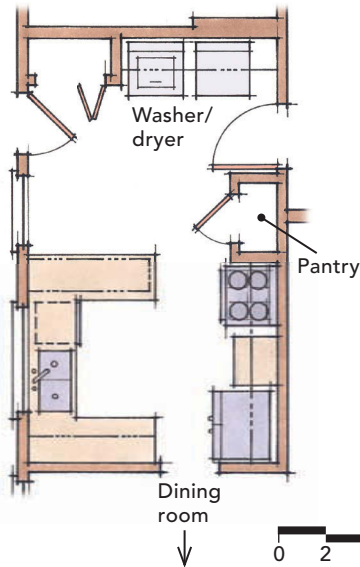
People generally don't undergo the expense and disruption of remodeling to convert their kitchen into a galley arrangement, but that's just what architect Cindy Black prescribed as the ideal solution to the dysfunctional rectangular kitchen in Laura and

Blake's 1260-sq.-ft. midcentury home. A cramped, U-shaped work area with sparse counter space and hard-to-access corner cabinets divided the long room into a kitchen area and a breakfast area, neither of which was adequately sized. Black smoothed out the kinks with a

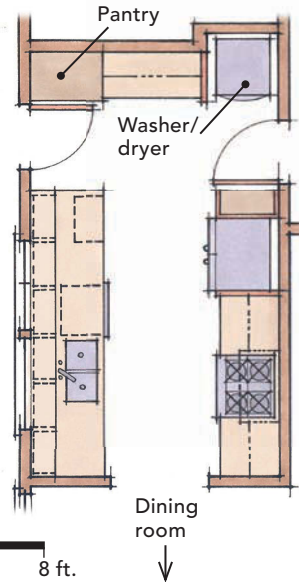
Smart design moves

1. Clean, uncomplicated surfaces keep the view tranquil.
2. Deep cabinets offer enough storage to keep clutter out of sight.
3. Wide windows expand the view of the outside.
4. A refrigerator placed at the end of the room keeps grab-and-go traffic out of the prep area.
5. A linear traffic pattern eases traffic flow.

Before



After



2

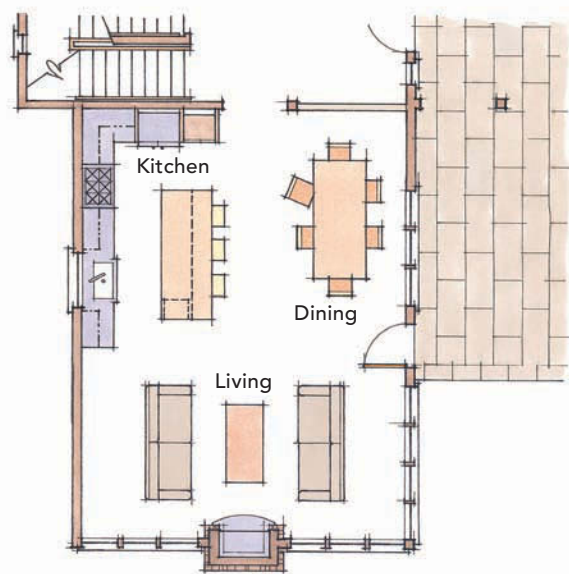
straightforward galley plan, widening the cabinetry a bit on each side to create a larger worksurface and deeper storage as well as a comfortable 4-ft. 8-in. space in the middle. Although the kitchen's footprint didn't change, reimagining the space as a straightforward galley kitchen actually made it function better and feel much larger.



Under the radar. Cubbies created by the deeper-than-usual counters keep dishes tucked out of the way.

A KITCHEN CARVED OUT OF A CORNER

In designing a kitchen for a new 2000-sq.-ft. home overlooking Lake Champlain, architect Ernie Ruskey sought to create a compact space that would accommodate his clients' passion for cooking while allowing a connection to views and activities in the great room. He chose to tuck the kitchen in the northwest corner of the larger room, defining the space with a maple-topped island that enables guests to socialize with those working in the kitchen without crowding them. The kitchen's layout is simple and includes well-organized work zones. Prep areas are contained in a tight triangle-shaped work pattern in the corner of the kitchen, while the cleanup zone is closer to the living room—an arrangement that prevents collisions when two people are working at the same time. Open shelving keeps wall storage from appearing monolithic, while the island base—a combination of drawers, cabinets, and shelving for cookbooks—handles the bulk of the kitchen's day-to-day storage demands.



0 2 4 8 ft.



Smart design moves

1. Prep and cleanup areas are side by side but wide enough to prevent collisions.

2. Out-of-the-way soffit cabinets hold items that get only occasional or seasonal use.

3. Seating outside of the work area invites visitors without crowding the space.

4. Shared flooring material (in this case maple hardwood) provides a visual link between the kitchen and surrounding spaces, making the kitchen feel unbound.

5. The open-ended circulation pattern lets people enter and exit easily.



Connective colors. A palette of soft blues and browns ties the narrow kitchen to expansive lake views through the abundant windows.



Beautiful Baths

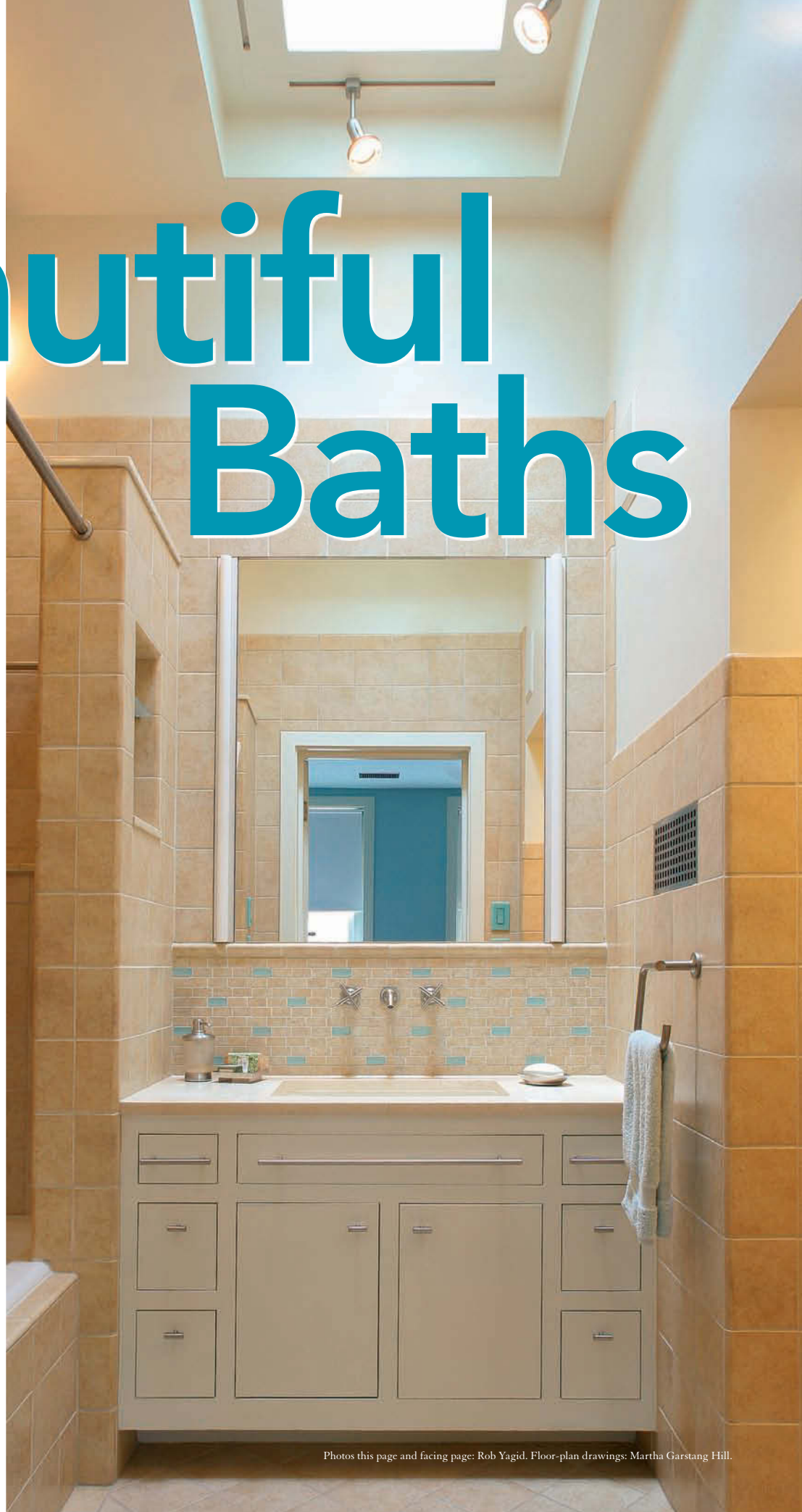
These five bathrooms prove that good things do indeed come in small packages

COMPILED BY
MAUREEN FRIEDMAN

Chances are if you live in a small house, you also live with a small bath. But that doesn't mean that you're limited to a room with a lackluster layout and tiresome materials. With thoughtful floor plans, innovative storage solutions, and well-appointed fixtures and materials, these five small baths show how they make the most of the space they've got.



To view a slide show of more small-bath ideas, go to **FineHomebuilding.com/extras**.





MAKE IT YOURS

Faucet Kohler Purist, brushed-nickel finish

Showerhead Kohler Purist, single function

Backsplash Ceramica Magica Perla mosaic in keshi gold; Boyce & Bean sea-green mosaic accents

Floor Casa Dolce Casa glazed Tuscania tile

Vanity top custom crema-marfil marble by Stone & Tile World in Rockville, Md.

Sink Kohler Kathryn

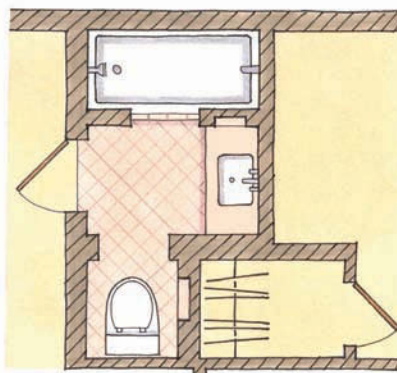
Tub Kohler Tea-for-Two

Toilet Kohler San Raphael



A MASTER BATH CARVED OUT OF CLOSET SPACE

Renovation plans for designer John Boatman's 1911 Washington, D.C., town house included adding a master bathroom where no bath had existed. Boatman reorganized an awkward floor plan, moved a few nonbearing walls, and relocated two bedroom closets to create enough space for a cozy, 60-sq.-ft. spalike master bathroom. To give the room a more expansive feel, he also raised the ceiling to 10 ft. and added a skylight. The custom-built vanity, which holds a sink that was selected for its width and narrow depth, allows for as much open floor space as possible. The clean, uninterrupted tile backsplash was possible because GFCI outlets and light switches were hidden in a false vanity drawer. Boatman incorporated storage for towels and other bathroom necessities in the 7-in.-deep recesses in the walls near the vanity and in the 36-in. by 42-in. water closet.



DESIGNER John Boatman, Washington, D.C.

CONSTRUCTION
John Boatman and
Carlos Gonzalez

0 1 2 4 ft.



MAKE IT YOURS

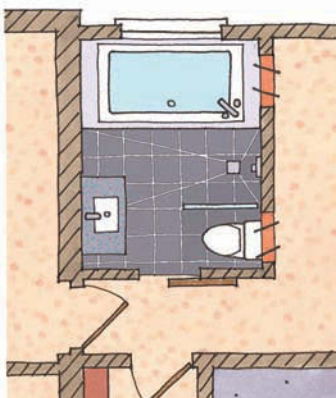
Electric-radiant floor Nuheat

Showerhead Centurion

Toilet Toto CST414M

Recycled-content mosaic tile Oceanside Glasstile

Recycled-content countertop Novustone



0 2 4 8 ft.

COOL COLORS, WARM FLOOR

As master bathrooms go, this one is about as compact as they come. In a space just 7 ft. by 9 ft., architect George Ostrow managed to fit a 6-ft. tub, a separate shower, a vanity sink, and a dual-flush toilet. A suspended-glass partition separating the shower from the toilet enables the wet areas to coexist with the dry despite the tight quarters. A generous mirror at the sink,

a clerestory window over the tub, and custom wood shutters create a sense of openness. The shutters pivot on vertical axles, opening to the adjacent master bedroom for ventilation and light when privacy isn't an issue. The bath's focal point is the glass-mosaic tub apron. Its pattern is a custom gradient of four colors that transition from dark to light. The dark-gray

ceramic floor tile turns the whole room into a shower pan with a gentle slope to the brass floor drain. An electric radiant-heat mat beneath the tile floor keeps it toasty. Fabricated from cherry-veneer plywood, the vanity cabinet is cantilevered from the wall so that water can flow beneath it. The vanity is topped with a counter that is composed of 75% recycled glass.

ARCHITECT George Ostrow, Velocipede Architects, Seattle

BUILDER Michael Vacirca, LastingNest, Seattle



MAKE IT YOURS

Showerhead Kohler Taboret, polished chrome

Shower control Kohler Purist, polished chrome

Toilet Kohler Rialto

Sink Kohler Bolero Round, mirror finish

Faucet Kohler Triton Wide-spread Base with gooseneck spout, polished chrome

Paint Benjamin Moore, Blue Seafoam

Floor/base tile Walker Zanger, D-Line, 12-in. by 12-in. ceramic, Standard White

Wall tile Walker Zanger, Fusion, 1 1/4-in. by 1 1/4-in. glass, Mosaic Pearl

Skylight Velux

Rolling door 1-in. acrylic panel, with McMaster-Carr I-Beam Roller Track Set

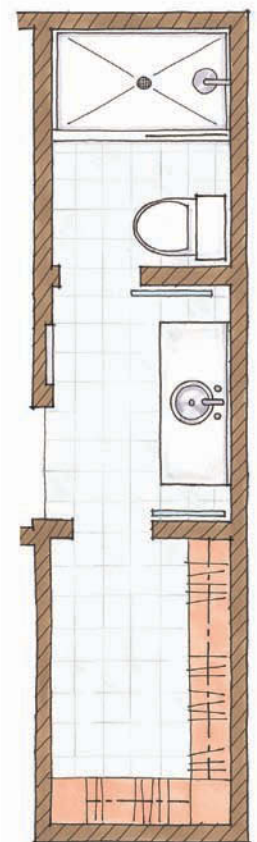


STAY INSIDE THE LINES

Working within the footprint of the existing bath, architect Eric Dumican transformed a claustrophobic windowless bath into this inviting retreat. Dumican's plan for the new bath kept all the fixtures and walls in the same place but added an operable skylight over the shower to funnel daylight into the room. The central lavatory space is flanked by translucent sliding doors; one leads to the shower room, and the other to a walk-in closet. Made of 1-in.-thick acrylic panels, the doors are sandblasted on one side. When closed, the showerside door is a luminous plank that lights up the serene blue walls. Methodical and orderly, rectilinear details such as the square glass tiles in the shower, the inset tile baseboards, and the powder-coated steel vanity bring polish, light, and a modern touch to this recast bath. The new vanity floats above the floor, its shape echoed by the soffit above.

DESIGN Eric Dumican, Dumican Mosey Architects, San Francisco

BUILDER Abela Construction, San Jose, Calif.



0 1 2 4 ft.

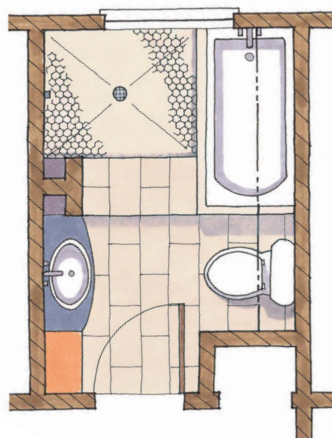


SINGULAR AND SERENE

Architect Cindy Black redesigned this 6½-ft. by 9½-ft. space, the only bathroom in a 1950s-era house, with soft curves and light colors to evoke a calm, spa-like environment. The floor and tub-wall tiles are 9-in. by 18-in. apple stone, a velvet-smooth limestone from Turkey. The back wall of the open shower wet area is tiled with Akdo Icelandic blue-glass tile in a staggered pattern. “Floating” shelves of rift-sawn white oak installed above the 55-in. bathtub are supported by invisible brackets from Häfele. The illusion of weightlessness is repeated at the sink counter, which is held up with a steel support attached to the wall framing. The egg-shaped sink is matched with a curved countertop of dark Caesarstone, the same material used for niche shelves in the shower and beside the sink.

ARCHITECT/DESIGNER Cindy Black, Hello Kitchen, Austin, Texas

BUILDER David Wilkes Builders, Austin, Texas



0 1 2 4 ft.



MAKE IT YOURS

Tub Sunrise Specialty, built-in

Faucet, showerhead

Kohler, Stillness line

Sink Whitehaus Collection, Isabella

Frameless oval pivot mirror, hardware

Restoration Hardware

Countertop Caesarstone

Apple-stone limestone

Architectural Tile & Stone



MAKE IT YOURS

Faucet Hansgrohe

Sink Stone Forest Moso Bamboo Vessel

Lights Barn Light Electric Raindrop Sconce

Tub Kohler Tea-for-Two

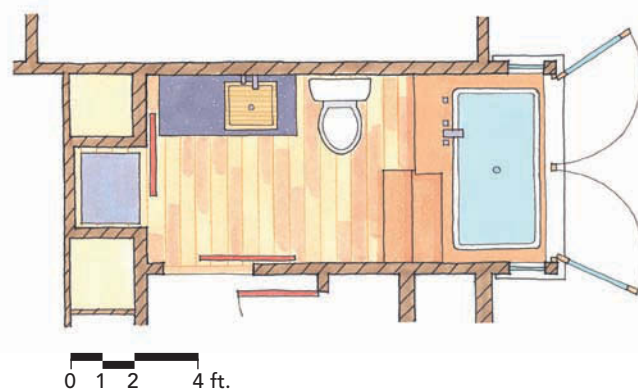
Tub faucet Price Pfister

Vanity cabinet Eastern Classics

Vanity top Custom concrete by Bohemian Stoneworks

Sliding-door carvings Jordy Morgan

Windows Loewen



SMALL-BATH SERENITY

Working within the existing 6-ft. by 10-ft. footprint required that space-saving solutions be implemented to make this bathroom more functional. Architect Anni Tilt redesigned the space to position the tub in a new window bay, a less costly and less complicated option than building a full addition. The new window also visually expands the small room. The tub is set into a tansu-inspired surround made of salvaged fir. In the style of traditional tansu cabinets, the steps double as storage space. A custom Asian-inspired fir vanity was built to fit the room. The bathroom door was replaced with a custom-carved sliding door. The slatted ceiling of salvaged Douglas-fir boards provides texture as well as acoustic dampening.

ARCHITECT Anni Tilt, Arkin Tilt Architects, Healdsburg, Calif.

BUILDER Earthtone Construction, Sebastopol, Calif.



Smart Storage

FOR SMALL SPACES

Add convenience and comfort to small kitchens and baths

COMPILED BY PATRICK McCOMBE

Living in a small house requires making the most of any potential storage space, particularly in the kitchen or bathroom. With the right kind of storage, you can prevent the clutter that makes these spaces feel cramped and unkempt, as well as the frustration that goes with it. Instead, you'll have spaces that are tidy and that feel larger than their square footage would indicate. What follows is a collection of the very best storage solutions we've come across in the last few years. As you go through the next few pages, you'll find that even the very smallest spaces can be put to good use, and you'll see that smart storage is often more about better organization than it is about creating additional space. We hope you'll use these ideas as inspiration for your own projects. If you come up with your own creative storage solution, please send us a photo. If we like what we see, we might include it in a future issue.

BREAKFAST BOOTH, CHINA CABINET

Despite its modest proportions, this kitchen feels larger than it is. One reason is the built-in booth beneath a bank of windows. The seat back is affixed to full-extension drawer slides, allowing it to glide upward to reveal generous storage spaces. Cabled counterweights make it easy to lift the sliding panel. A drawer in the top of the booth claims the rest of the space.

Architects Arkin Tilt Architects, Berkeley, Calif.; arkintilt.com

Cabinetmakers Bryan Harris and Greg Tolman, Emeryville, Calif.



DINING-ROOM DESK

A chest-high buffet cabinet separates the dining area from the kitchen in this house. The buffet turned out to be the perfect place to tuck an old-fashioned flip-down desktop in the service of 21st-century technology.

Designer/builder Chris Stebbins, Eugene, Ore.; chrisstebbins.com

Cabinets

The Cabinet Factory, Eugene, Ore.; thecabinetfactoryeugene.com



KITCHEN LAPTOP DRAWER

The kids eat their breakfast at this windowsill-height counter next to the kitchen cabinets. Once they are off to school, Mom pulls the laptop out of the drawer built into the side of the base cabinet, grabs a cup of coffee, and gets to work. An electric outlet in the base cabinet provides the power.

Designer/builder Paul Johnson, Portland, Ore.; pauljohnsoncarpentry.com



CLEVER CABINET

This efficient, highly functional cabinet is a key part of a redesigned farmhouse kitchen. The front of the unit houses the home phone. Above the phone are mail slots and open shelving. Below is a pullout drawer with an outlet for charging cell phones and cameras. The cabinet side contains a whiteboard with marker storage, a corkboard, key hooks, and angled slots for school papers.

Designer Dana Frey, Starline Cabinets, Chilliwack, B.C.; starlinecabinets.com



TUCK AWAY THE TOASTER

Storage space was limited in this compact modern kitchen, so San Francisco-based Hulburd Design invented a slide-out plywood platform behind the microwave to support a toaster and a coffee-maker. The two appliances are behind a bright-red door that opens with a touch latch. Hiding these appliances reduces clutter and increases prep space on the butcher-block countertop.

Designer Hulburd Design, San Francisco, hulburddesign.com





NARROW VANITY FOR TWO

The cabinet that contains this farmhouse sink is narrower than a traditional double vanity, so it takes up less room in a small bath. Even with a space-saving vanity, the sink's ample size keeps water contained and provides enough room for sharing. The vanity's glass pulls and the sink's two cross-handle faucets maintain a look that's consistent with the home's Tudor style and vintage.

Designer Ann McCulloch, Portland, Ore.;
annmccullochstudio.com

HIDEAWAY KITCHEN TABLE

When his Montauk, N.Y., clients requested a pullout table to seat extra dinner guests, Chris Greenawalt came up with a two-legged steel table that slides in and out of a chase between the countertop and the cabinets below. A steel plate bolted to the end of the table prevents it from coming out altogether.

Designer Chris Greenawalt, Charlestown, Mass.;
bunkerworkshop.com





The icons



Be sensitive
to the
site



Pay attention
to the third
dimension



Borrow
daylight
and view



Make
a big
statement



Create
multipurpose
spaces



Shape
pockets for
privacy



Bring the
indoors out and
the outdoors in



The best of **FineHomebuilding**

Small Homes

Celebrating small

96 Cape Cod casual

102 Heron cottage

108 California compound

116 White on white



Rhode Island architect Katie Hutchison's forthcoming book *The New Small House* (The Taunton Press) is full of inspiring homes from

across the country. Here we're featuring four projects from its pages. Katie has created icons for identifying 10 key small-house design strategies. These icons will help you recognize the strategies that make these homes so exceptional so that you can implement them into your own small-house design.



Select a succinct finish palette



Invest in quality materials that matter



Design distinctive details that relate to the big picture

CAPE COD CASUAL



SITE



3D



DAYLIGHT



MULTI-PURPOSE



PRIVACY



IN/OUT



FINISH PALETTE



QUALITY MATERIALS

I'M A BIG FAN of outbuildings. I like their informality, the way they shape outdoor spaces, and how fun they can be to inhabit. So, naturally, I was taken with Cheryl Kyle's new small house on Cape Cod designed by Estes/Twombly Architects. It's a collection of small, low, gabled structures that run along a series of boardwalks and decks in which the outbuildings, at first glance, are difficult to distinguish from the main house. "The spaces between the different structures, when you spread it out like this, are as important as the structures themselves," explains architect Jim

"The spaces between . . . are as important as the structures themselves."



The kitchen and adjacent dining area borrow daylight and views from each other and are within conversation distance. Cheryl saved money by using birch kitchen cabinets from Ikea, which she dressed up with 3form Chroma countertops. The white-on-white interior palette and continuous bleached oak floors create a fresh beachy feel.



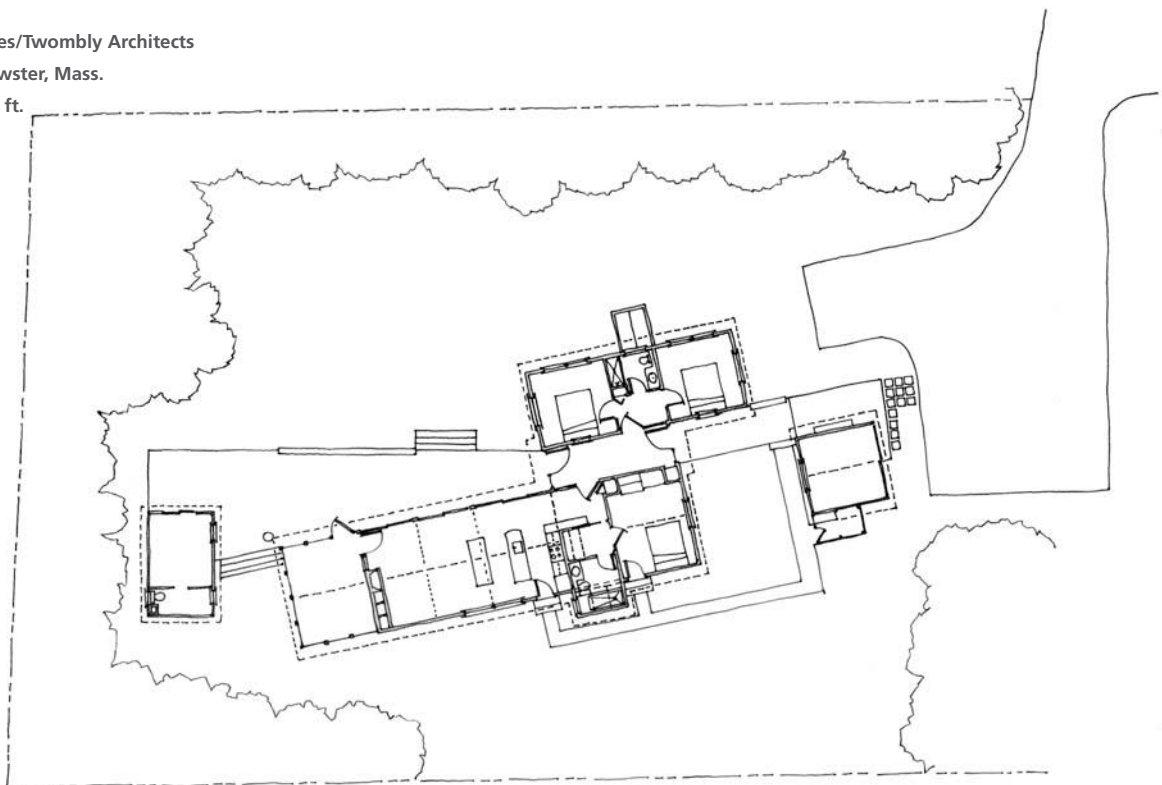


From the driveway, the modest cedar-clad, one-story gabled buildings greet folks and suggest informal Cape Cod beach living. "I wanted to echo the past with the shingles, but I wanted to bring it forward into this century," says Cheryl.

Architect: Estes/Twombly Architects

Location: Brewster, Mass.

Size: 1184 sq. ft.





The deck slides past the bike shed to the left and approaches the screened entry between the main house to the left and the guest house to the right. The deck path and the garden it borders between the shed and main house both offer pockets for privacy in addition to providing an appealing entry sequence.



The boardwalk, entry deck, and buildings frame an outdoor room where Cheryl grows vegetables and herbs in raised beds.



The garapa deck off the main house's kitchen/dining/living area and art studio edges the site's grassy sweet spot, inviting the outdoors in and the indoors out.





The screened connector between the main house and guest house provides some privacy separation while allowing the two to overlap easily in the summer months. In addition, the screen doors indicate thresholds between the somewhat public entry sequence and the more private deck area off the shared kitchen/dining/living space, which leads to the art studio.

Estes. “So we’re creating different outdoor spaces as well as indoor spaces.” The informality of the arrangement harks back to the Cape Cod of sun-drenched memories, but it’s designed for today’s living.

A small bike shed on the east end of the property fronts the collection of small cedar-shingled buildings with standing-seam metal roofs. A ramp meets those arriving and leads past an outdoor room to the south, up along a two-bedroom guest house to the north, and into a screened-in enclosure between the guest house and main house. In the summer, the guest house and main house can both be open to the screen connector between them, which functions a bit like a dogtrot. Beyond the connector, a more private deck unfolds to the north of the main house’s shared kitchen/dining/living space and leads to an unheated art studio on the west end.

“The layout of the buildings was geared toward the site, and I think every site has a sweet spot, where it’s just a nice place to be or look at, and the sweet spot on this site is right below the main deck,” says Jim. It’s a relatively small grassy area bordered by oaks and pines that’s private from the street. In the winter, when the leaves are off, you can see beyond it



The open kitchen/dining/living space and the porch beyond suit Cheryl well when she’s alone in the house, but they are also generous enough in size and volume to accommodate visiting family and friends comfortably.





The lofty screen porch at the end of the main house enjoys cross breezes and sun exposure on three sides. Its siting shapes an outdoor room or pocket for privacy reached by steps down to the south yard between it and the art studio.



to Cape Cod Bay. Cheryl's daughter, Camille Beehler, a landscape designer in Costa Mesa, Calif., created the landscape design of ornamental grasses and native plantings, which set the stage for the sweet spot.

Cheryl enjoys having the spaces of the house divided among multiple structures because it allows her to live alone comfortably in the main house with the guest quarters shut off, or to accommodate guests during the temperate months, when she entertains family and friends, who can enjoy their own private space. "It goes through different phases at different seasons," says Jim. "When Cheryl's there alone, the main part functions perfectly for her. Then in the summer, when the guests start coming, she gets a little distance from it."

The 800-sq.-ft. main house is composed of a modest entry area with a flat ceiling that transitions to an open, multipurpose kitchen/dining/living area beneath an expansive cathedral ceiling. "In a small house, I think it's good to have some volume and space in the living area so it can act like a bigger house when you have guests over," notes Jim. The multipurpose space shares daylight and views out the three sliding glass doors that open onto the north-facing deck. "I love the way it's situated because you don't have this blinding light [shining] into your sliding glass doors," says Cheryl. She and Jim chose a very simple white-on-white palette for the interior of the shared living area as well as the rest of the main house and guest house, which doesn't distract from the



Beneath an expansive wooden cathedral ceiling like the one indoors, the porch feels very much part of the outdoor space, yet it's still connected to the main house by the sheltering roof and protective screening.

view outdoors and helps the spaces read as a continuous background for her portrait and landscape paintings, collected objects, and furnishings. “I wanted clean and simple and kind of clutter free, but reflecting my travels around the world and my love of the Cape,” explains Cheryl.

The western end of the kitchen/dining/living space opens onto the screened porch, which provides a pocket for privacy and additional outdoor living space. Just beyond the porch is Cheryl’s art studio, another pocket for privacy. Over the past couple of years, she’s used the studio as additional guest quarters in the summer and rolled her art-supply caddy onto the porch to paint there instead.

Cheryl’s house is small in part to accommodate a tight budget, but also because small suits her. “It’s just happier,” she concludes. “People have to communicate; we have to all be together. We might have a puzzle going on the table and people running around and playing. I think small spaces are important and also spaces where, as in the guest house, you can get away from the rest.”



A skylight in the sloped ceiling washes the master bath in sunlight while preserving privacy. A modified Ikea cabinet topped with a 3form Chroma counter (which matches the kitchen countertop) serves as an economical vanity. A strip of the same 3form Chroma material adds a hint of accent color to the shower walls.



HERON COTTAGE



SITE



3D



DAYLIGHT



MULTI-PURPOSE



PRIVACY



IN/OUT



FINISH PALETTE



QUALITY MATERIALS

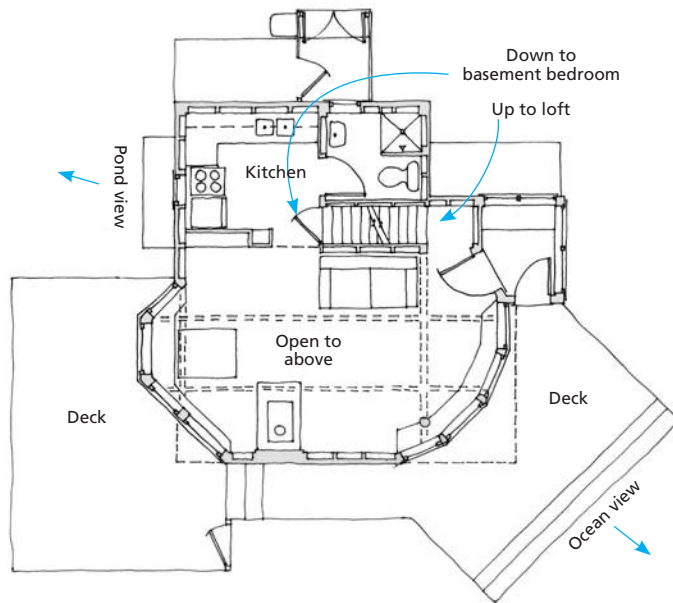
NOT MANY OF US have a chance to revisit with a fresh perspective a creative project we started a couple of decades beforehand. Architect Will Winkelman has enjoyed just such an opportunity. In 1990 as a young architect relatively new to Maine, he and his wife Kathy Hanley built a small cabin for themselves on property they acquired on Peaks Island. They named it Heron Cottage in reference to the great blue herons and night herons that frequent the unique site along a freshwater pond on one side and within view of the ocean on the other.

“The cottage really does live sanely as a dwelling year-round.”



Tucked beneath trees and angled toward two views in opposite directions, Heron Cottage, with its ample entry/entertaining deck, takes full advantage of the site's multiple unique assets.





Architect: Will Winkelman of Winkelman Architecture
 Location: Peaks Island, Maine
 Size: 600 sq. ft.



The living-area bay features galvanized corrugated steel that wraps the house and suits the rugged yet simple aesthetic of Maine retreats. A boxlike mudroom entry was added after the first summer storm necessitated more shelter and gear storage.



The open dining/living area shares distant ocean views via the faceted bay. A birch tree that had been removed to make way for the cottage finds a new role inside as a decorative post. To emit as much heat as possible inside the cottage, the woodstove flue climbs to exit through the roof instead of via the side wall.

Their goal was to construct Heron Cottage quickly and affordably so they would have a place to live on-site while they designed and built what would later become the nearby main house. The cottage, they figured, would in short order transition into a guest house, a rental retreat, or accommodations for a family member. What they didn't anticipate was that the cottage would become their primary residence for seven or eight years while the main-house design and construction percolated and was ultimately completed.

Fortunately, the cottage “really does live sanely as a dwelling year-round,” says Will.

Then a couple of years ago, Will and Kathy recognized that it was time to update some of the cottage's weather-worn materials and products. “To achieve the low-maintenance vocabulary, you have to spend some money,” Will notes, and they were on a very tight budget when they originally constructed the cottage. While he upgraded to extruded aluminum-clad windows, replaced the asphalt roofing in kind,



The dining bay borders a midlevel deck that enjoys views of the pond. Hefty eastern white-cedar furnishings, handmade by Kathy, provide a comfortable spot to savor the surroundings. Galvanized corrugated steel makes another appearance to the left over the new bay window in the basement.





The open cathedral ceiling is tall enough to accommodate a loft bedroom, which features a guardrail made of the same type of stainless-steel mesh that you might see around a bird enclosure. The ceiling is painted plywood to reflect light back down into the space. Hemlock ceiling battens tie the look back to the hemlock used elsewhere.

and replaced eastern white-cedar wall shingles and trim as necessary, Will tweaked the original design with knowledge gleaned from decades on the property and in the practice of designing homes. He left unchanged the many aspects of the design that had performed successfully over the years.

The original one-and-a-half-story design features a steeply pitched gable roof that's "evocative of Maine retreats, which are more traditional forms," according to Will. Taking advantage of the third (vertical) dimension, a loft—open to the cathedral ceiling shared by the multipurpose dining/living space—is tucked in over the kitchen and full bath and provides a pocket for privacy. Two bays push out from a 14-ft. by 20-ft. core open space. One 45° bay off the dining area bulges to the southwest toward a view of wetlands and a freshwater pond, while another multifaceted bay off the living area reaches out to the northeast toward the yard and a distant



The dining bay is a cozy spot to enjoy the pond. Another birch, salvaged from when the house was constructed, spans between two rafter ties, providing a mounting surface for a pendant lamp above the table.





The loft bedroom is accessed easily from a stair and offers a good siesta space for visitors who don't want to miss out completely on activity down below. A small peekaboo window provides a glimpse of the pond from the bed.



The basement's built-in bed and window writing surface contribute to the boatlike feel. Hemlock battens applied to hemlock boards imply a tree pattern in relief and add to the rustic Maine feel.

view of the ocean (allowing the dining and living areas to borrow views and daylight from opposite directions). Both bays include built-in benches that wrap double-hung windows. In the dining bay, a table nests into the window seat.

What the original cottage lacked was a truly habitable basement. “Before, you couldn’t stand up in there,” Will says. During the renovation, they dropped the basement floor, insulated with spray foam, improved drainage, and installed a bay window with a built-in writing surface looking out toward the pond. The new-and-improved basement bedroom with its wood ceiling is “like a ship’s cabin,” notes Will. Steps from the window desk is a hobbit-size 5-ft.-tall door leading to a new private, red-cedar deck and outdoor shower, which brings the indoors out and the outdoors in. Taking full advantage of the grade drop to the rear of the house, the renovated

private basement quarters, indoors and out, greatly enhance the cottage’s livability.

Much of Will’s other recent enhancements are more subtle but reinforce the intentions and strengths of the original design. A new guardrail system on the loft made of stainless-steel mesh and black plumbing pipe replaces the original cable guardrail, which Will decided was too techy for the cottage’s rustic vibe. New hidden, low-voltage LED tape lights affixed to the beams in the more enclosed spaces—such as the kitchen, bathroom, and stairs—provide a welcome glow. A new closet door in the basement echoes a treelike applied-batten design also visible on a prerenovation access door.

Over the past quarter century or so, as Will has grown professionally and come to call Peaks Island home, Heron Cottage has grown to express his more complete vision for it.



With newly improved head height, the walk-out basement bedroom boasts its own private deck and outdoor shower.



The custom red-cedar outdoor shower features shutters that the less shy can open to the view. The bench inside the shower extends to the exterior to serve as outdoor seating, too.

CALIFORNIA COMPOUND



SITE



3D



DAYLIGHT



MULTI-PURPOSE



PRIVACY



IN/OUT



FINISH PALETTE



DETAILS

JOSH HEISER AND STEVE BURNS found a nearly half-acre parcel in Sonoma, Calif., that had the basic ingredients they needed to shape a site-sensitive small-house compound. It was near downtown Sonoma, was adjacent to a creek, and featured several small structures, including a 1880s cook shack. “We like to live small,” notes Steve. The opportunity to live among small buildings in a variety of outdoor living environments in a seasonable climate appealed to him and Josh.

“We really use every inch of the property.”



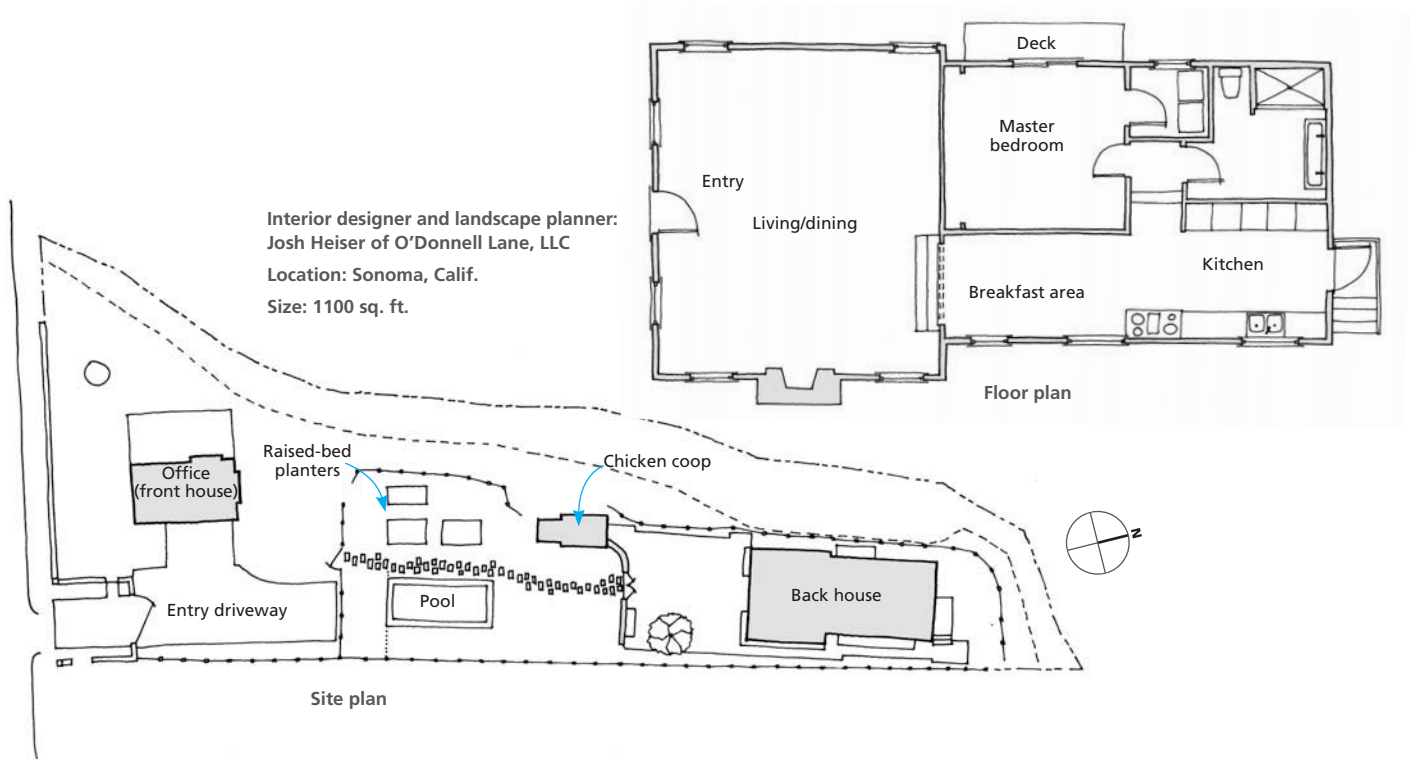
The brick patio in front of the backhouse is furnished for both outdoor dining and lounging. Josh chose colors for the board-and-batten siding and windows that would slightly recede into the landscape. By contrast, the color of the new Dutch door makes the updated facade pop.



Photos: Ken Gutmaker



Josh designed a woven, rusted-steel front gate inspired by the woven red-wood fence he designed on the side of the property. He calls it a “friendly neighbor fence” because it looks the same on both sides.





A limestone path meanders between the raised beds and modestly sized saltwater pool in one of the property's three primary outdoor rooms. The chicken coop lies ahead to the left. Josh and Steve have seven laying hens and use the eggs to barter with their neighbors for tomatoes, peaches, and biscotti.

Out of this lot, which is tucked among similar lots fronting a fairly busy street, Josh and Steve devised a series of courts that become increasingly private as you move farther away from the street toward the north. With the aid of fences, walls, gates, and plantings, the broad strokes of three outdoor rooms extend living space into a variety of outdoor settings.

After you enter onto a brick driveway, you encounter a woven-steel gate (designed by Josh) that leads to the front house, which was built in the 1950s as a music studio and is now used by Josh and Steve as their office. Next, you come to a redwood woven fence featuring another woven-steel gate that leads to a court containing a narrow saltwater pool on one side and three raised-bed planters (with redwood woven

sides like the fence) along with a chicken coop on the other. This is a generous combination of entertaining, swimming, and gardening space that also contains pockets for privacy. Continue farther, and you come upon the fieldstone wall Josh and Steve had constructed as the next threshold. Pass through an antique gate, and enter the more private domain of what Josh and Steve call the “backhouse” and the brick patio they use for entertaining smaller groups of friends.

The backhouse, where Josh and Steve live, includes a front open living/dining area that was constructed on a slab in the 1950s. The rear section of the house dates back to a cook shack (built about 1880) that later contained two bedrooms, a shared bath, and the kitchen. It was on a tenuous wooden



The shared cathedral ceiling, new walnut floors, and white and black palette help unite the open living/dining area and kitchen beyond. Artwork by Scott Coppersmith in the shape of California (made of reclaimed lath that relates to the floor tone) is a striking accent on the living-room wall.



Josh and Steve use the ladder hanging on the wall in the foreground to access the open shelves in the tall storage area. The door at the end of the efficient galley kitchen leads to the grill area.



Upholstered seating and cheerful repurposed wooden signs announcing ice cream flavors make for a cozy kitchen table for two.

foundation essentially at grade. Because the backhouse is within the setback for the creek, Josh and Steve's remodel needed to maintain the existing footprint. But the cook shack required a new foundation, so Josh and Steve raised the floor level in that area to accommodate it. It turns out that the level change between the living/dining area and the kitchen was fortuitous. "When we sit down for dinner, it's nice that we're not looking into the kitchen even though it's all open," says Josh. Paying further attention to the third (vertical) dimension, Josh and Steve elected to raise the bedroom/bathroom floor level up from the kitchen level. "As with every party,

everybody stands in the kitchen . . . and it feels like the bedroom is its own little area because you have to go up two steps to get there," says Steve.

Josh and Steve opened the ceiling in the kitchen and the relocated bathroom (which occupies a former second bedroom) to capture as much vertical space as possible. The new cathedral ceiling in the kitchen matches the cathedral ceiling in the living/dining area and helps better link the kitchen area to the lower living/dining area while allowing them to borrow light and view. The increased ceiling height in the kitchen makes room for tall storage opposite the kitchen work area.



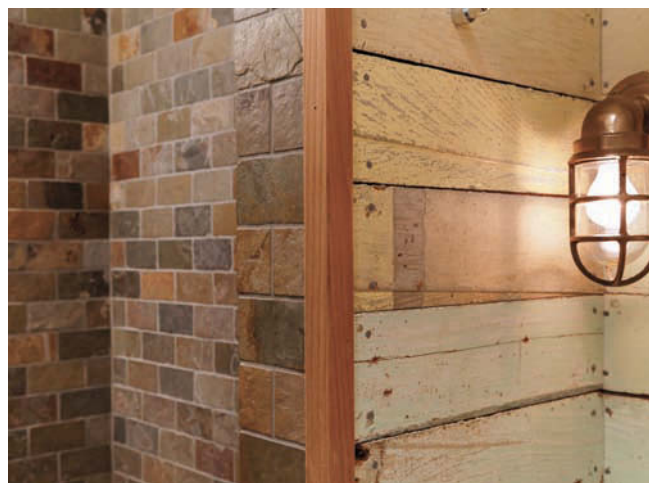
A new shallow balconylike deck off the master bedroom overlooking the creek below is another favorite pocket for privacy and also happens to bring the indoors out. The closed interior door ahead leads to the laundry closet, which used to be the shared bath.

Because Josh is 6 ft. 1 in. and Steve is 6 ft. 4 in., they didn't want to bump into overhead cabinets. Instead, they opted for open shelves above the full-depth storage cabinets, the refrigerator, and the freezer on the wall that borders the relocated bathroom.

Josh's redesign of the kitchen included placing a door at the far end to access a rear barbeque area where Steve likes to grill and where they can enjoy a quiet private sitting area in the shade. The change from the original U-shaped kitchen layout to a galley configuration significantly improved the flow. The length of the space allows room for a small table and two comfortable chairs where, when they're not entertaining or dining at the table on the level below, Josh and Steve enjoy most of their meals. The table's slightly elevated location on the edge of the open living/dining space makes it an ideal private space for enjoying a cup of coffee or the morning paper.

Recognizing that the open kitchen and multipurpose dining/living area are visible all at once, Josh adhered to a simple color palette in the shared spaces. "The Apple White paint, for me, makes the spaces feel a little bigger," he says. "There's so much color and vibrancy on the outside of the house; I didn't want the two things to compete." In the remodeled bathroom, which is well removed from the shared kitchen and living/dining area, Josh was comfortable reintroducing some of the tones and materials visible on the site.

And it is the site and the landscape design that tie the various living spaces together. The backhouse is in many ways only one of many layered living areas on the property. It could even be considered a pocket for privacy. "The house is really the ultimate California house because of the indoor-outdoor living we can experience pretty much year-round," notes Steve. "We really use every inch of the property," adds Josh.



Reclaimed boards from the ceiling of the cook shack serve as wall finish in the bathroom. The painted patina of the redwood boards complements the slate tile used for the shower and creates a warm, welcoming personal retreat.



Opening the ceiling in the remodeled bathroom made room for an oversize antique English mirror, which lends the modest room a sense of spaciousness. Salvaged redwood chicken watering troughs are repurposed as open bins for bathroom toiletries. Staying on theme, the hexagonal pattern of the slate floor tile is reminiscent of chicken wire.

WHITE ON WHITE



SITE



3D



DAYLIGHT



MULTI-PURPOSE



PRIVACY



IN/OUT



FINISH PALETTE



QUALITY MATERIALS



DETAILS

THIS SMALL-HOUSE RENOVATION by Priestley + Associates Architecture in Rockport Village, Maine, infuses a traditional New England form with a pared-down modern sensibility. Once a blacksmith shop, the now predominantly white exterior and interior display a combination of distinctive details integrated with a succinct finish palette. “Keeping the aesthetic very clean and very minimal has a calming effect,” says architect John Priestley.

“The house is pretty close to perfect the way that it is.”



Groupings of tall windows and a glazed side door face south. A succinct palette of white painted shingles, minimal white trim and windows, a gray asphalt-shingle roof, ipé decks, and metal cable rails helps unify the form of the small house.



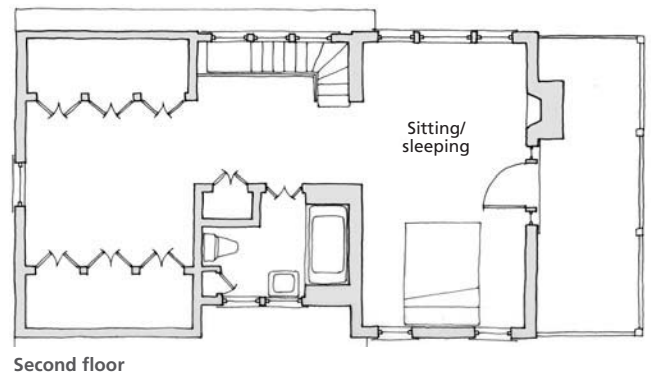
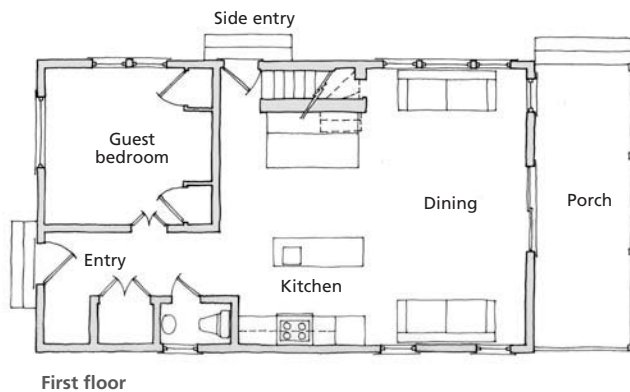


The renovation maintained the gable form of the one-time blacksmith's shop, updating it with knife-edge eaves and augmenting it with a shed dormer and a second-story cross gable on the west end. The one-story structure to the right encloses a lap pool, which is open to the sky.

Architect: John Priestley of Priestley + Associates Architecture

Location: Rockport Village, Maine

Size: 1360 sq. ft.





Large rough-hewn granite steps and pea stone provide an interesting contrast to the crisp white, glazed side door, white shingle courses, and ipé board-walk path.



The dining bench is doubly efficient because the lid lifts off to reveal storage space inside. The glass table picks up on the light and airy theme of the space and efficiently accommodates six diners.





Cloaked with the same white tongue-and-groove boards as the walls and ceilings, the kitchen and its cabinets blend effortlessly into the open space. The beamed ceiling beyond is composed of the original floor joists wrapped in white boards, which gives the impression of a taller and more dynamic ceiling over the gathering areas than what a continuous flat ceiling would provide.

Horizontal courses of white painted shingles on the house's exterior are echoed by white horizontal courses of Azek boards—joined with intentional reveals—that enclose an adjacent lap pool. Minimal white exterior trim on the house edges the roof rake and wall openings, calling little attention to itself. On the interior, white tongue-and-groove boards are held a prescribed dimension apart (like the Azek wrapping the pool enclosure) to create a distinctive detail of repeated gaps that march around the walls and across the ceilings on both floor levels; interior trim is completely omitted.

The succinct palette of white, rhythmic, tongue-and-groove boards allows the open sitting areas, dining area, and

kitchen—which includes cabinets faced in the same boards—to blur into each other. The white-board backdrop carries up the stairs and across the second-floor walls and ceilings, uniting the small house's varied open spaces into what feels like a generous nuanced space. A quiet, quartersawn, white-oak floor runs throughout. Homeowners Michael Hampton and David Kantor were attracted to the crisp and airy effect. "I think we both were drawn to the simplicity of it, the views, and the quality of light in the house," says Michael. Of course, they were also drawn to the location near the water in a village not far from Camden, Maine.

John designed the renovation for a previous owner who



Sun washes through the new dormer windows and glass railing and across the oak floors. The office/study pocket for privacy under the east gable end borrows light from and is open to the stair hall and the sleeping area. Closets built into the office kneewalls are concealed by the continuous white tongue-and-groove wall finish.

lived by herself. She and John adhered to the former blacksmith shop's footprint, which is in the local shoreland zone. Instead of expanding living space out, they increased the volume with a new dormer over a new stair and a new second-floor cross gable on the west end. John's original client envisioned an unconventional multipurpose second-floor living space open to her sleeping area and, on the first floor, an open kitchen off a roomy dining space looking out to the view. "Because it is a small house, any individual spaces would have seemed like closets, so the only separate space is a combination office/guest room on the first floor," says John. "Of course, there is a bathroom upstairs, but other than that, it is open, because otherwise I think it would be very claustrophobic."



The upstairs sitting space off the sleeping area looks out to the Goose River and Rockport Harbor beyond, and it borrows additional daylight from the stair hall. A deck to the right extends living space out toward the view. Custom chairs and ottomans designed by Michael and a small built-in woodstove make it cozy.



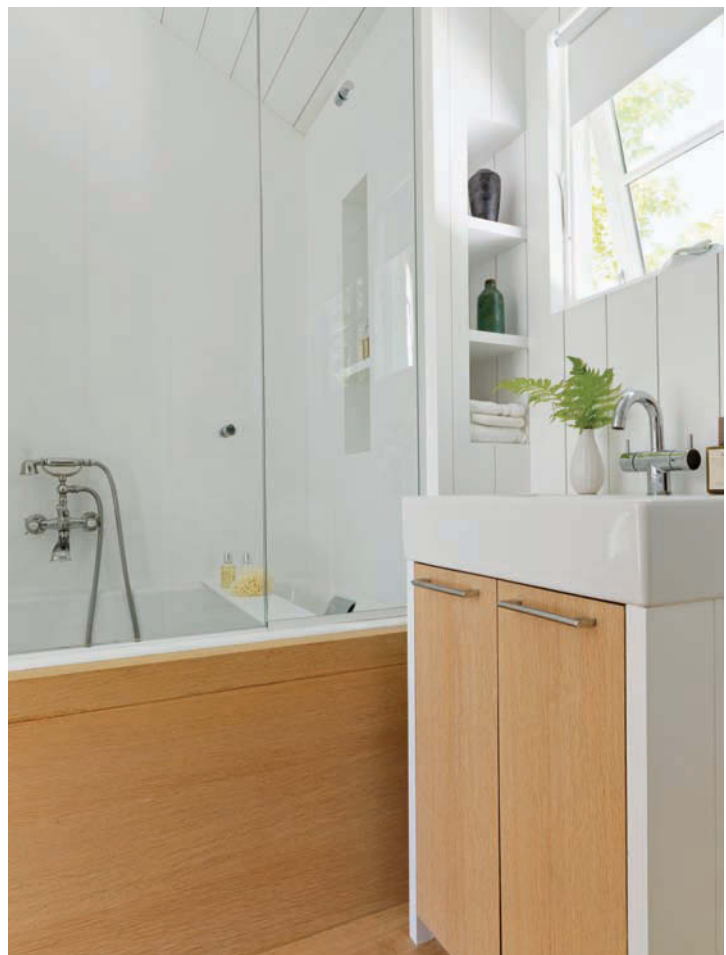
Michael, an interior designer, and David had a different idea about how to use the spaces. It's a testament to the versatility of the multipurpose solutions created by John and the previous homeowner that Michael and David were able to swap the use of some of the spaces with great success. "On the first floor, we really wanted to utilize the small spaces as much as possible, while making it very comfortable," says Michael. While the previous homeowner had a substantial dining table in the west end of the house toward the water view, Michael and David chose instead to locate two sitting areas there: one with a sofa and chairs grouping to the north, and another with a daybed area to the south. The daybed that Michael selected is low so as not to hinder the view of

Goose River through the sizable gang of three windows to the south that bring the outdoors in. Michael and David prefer having the living area on the more public first floor rather than on the second floor, where the previous homeowner had placed it. Michael situated the dining area immediately adjacent to the stairs and near the kitchen island. "To best utilize that space, I designed a small upholstered bench rather than have a set of chairs go all the way around a dining table," explains Michael.

On the second floor, he and David located the office/study on the east end where the previous homeowner had positioned her bed. She had liked the idea of being able to lie in bed and look across the stair hall to the woodstove on



Minimal cable rails on the second-floor deck off the sleeping/sitting area provide little distraction from the view beyond, which can be enjoyed from comfortable Adirondack chairs.



The master-bath vanity and tub feature natural finish accents of walnut, while the pattern of seams continues across the tongue-and-groove walls and is scored into the Corian shower surround.



The bed is located on the north end of the new second-floor cross gable, where it's open to the sitting space overlooking the view. The carefully placed seams on the trim-free, tongue-and-groove wall and ceiling treatment are on full display.

the west end of the second floor. Instead, Michael and David enjoy the pocket for privacy that the office/study provides off the stair hall, which is open to the sitting/sleeping area. “Generally, during the day, one of us is working in the office,” says David. “And the nice thing about having that space is that the other one of us, whoever’s not using the desk and the computer, is probably sitting at the other end of the bedroom in those comfortable chairs . . . , so we can still be occupying

the same space, but we’re not on top of each other.”

Michael and David plan to replace the lap pool and its enclosure with a one-car garage designed by John. It will occupy the footprint of the lap-pool enclosure and have a one-story flat roof. “We told John we love the purity of the form of the house as it is now, and we don’t want an addition to take away from that,” says Michael. “The house is pretty close to perfect the way that it is,” notes David.

If you like this issue, you'll love *Fine Homebuilding*.



Read *Fine Homebuilding* Magazine:

Get eight issues, including our two annual design issues, *Houses* and *Kitchens & Baths*, plus FREE tablet editions. Packed with expert advice and skill-building techniques, every issue provides the latest information on quality building and remodeling.

Subscribe today at:

FineHomebuilding.com/4Sub



Shop our *Fine Homebuilding* Online Store:

It's your destination for premium resources from America's best builders: how-to and design books, DVDs, videos, special interest publications, and more.

Visit today at:

FineHomebuilding.com/4More



Become a *FineHomebuilding.com* member

Join to enjoy unlimited access to premium content and exclusive benefits, including: 1,400+ articles; 350 tip, tool, and technique videos; our how-to video project series; over 1,600 field-tested tips; tablet editions; contests; special offers, and more.

Discover more information online:

FineHomebuilding.com/4Join



Get our **FREE** *Fine Homebuilding* eNewsletter:

Keep up with the current best practices, the newest tools, and the latest materials, plus free tips and advice from *Fine Homebuilding* editors.

Sign up, it's free:

FineHomebuilding.com/4Newsletter

TOW LIKE A PRO.

Precision. It's what makes us Professional Grade. Precision you'll find in our belief that good is a world away from great. And precision you'll find in the 2015 GMC Sierra 3500HD Crew Cab, which offers a maximum fifth-wheel or gooseneck trailer weight rating of up to 22,900 lbs.* A meticulously engineered available Duramax 6.6L V-8 Turbo Diesel gets Sierra HD up to speed with 765 lb-ft of torque. And an integrated trailer brake controller works seamlessly with ABS to ensure that stopping is just as precise. When it comes to towing the big loads, the pros know: precision matters.

THE NEW GMC SIERRA DENALI HD. THAT'S PROFESSIONAL GRADE.



GMC

WE ARE PROFESSIONAL GRADE

*Requires 3500HD Crew Cab Dual Rear Wheel 2WD with available Duramax 6.6L V-8 Turbo Diesel engine. Before you buy a vehicle or use it for trailering, carefully review the trailering section of the Owner's Manual. The weight of passengers, cargo and options or accessories may reduce the amount you can tow. ©2015 General Motors. All rights reserved. The marks appearing in this ad are the trademarks or service marks of GM, its subsidiaries, affiliates or licensors.

PRECISION